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S.F. CITY PLANNING COMMISSION

SUMMARY OF THE MEETINGS

1989 - 1990

(Summaries are available for 1989 only through May, and for a Joint Forum in June. Very few Summaries are available for 1990.)

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 5, 1989
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Barbara Sahm, Paul Lord, Jim Miller, Jim Nixon, Larry Badiner, Mary Gallagher, Jon Hussey, Mike Berkowitz, Gerald Green and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speakers: 1. Margaret Verges - Sutro Tower. 2. John Bardis - Five Major Industries in San Francisco.

B. DIRECTOR'S REPORT

Ms. Sahm informed the Commission of a legislative change in the California Environmental Quality Act which requires a reporting and monitoring program of projects requiring mitigation measures. Mr. Macris reported on the City's discussions with the Golden Gate National Recreation Area (GGNRA) regarding the closing of the Presidio Army Base.

1. 88.750ETZM (Lord)
VAN NESS AVENUE AMENDMENTS - Consideration of Resolution of Intent to Initiate Amendments to the Van Ness Avenue Plan and Special Use District which include: Zoning Map amendments to include Lot 15 in Assessor's Block 763 (a parking lot) in the Van Ness Special Use District; and a Planning Code text amendment to Section 243 which would not require Conditional Use approval for fast food uses which are accessory to permitted uses in the Van Ness Avenue Plan area. A public hearing is proposed for January 26, 1989. At that hearing, the Commission will also be considering further amendments to the Van Ness Special Use District which were initiated by the Board of Supervisors.

2:20 - 2:30 P.M. I.A.344 - I.A.467
No public testimony received.
APPROVED, RESOLUTION #11560 VOTE: 7-0

7 49380 SFPL: ECONO JRS
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2. 88.483EZ (Miller)
24-42 COLONIAL WAY and 300 SANTA ROSA AVENUE, between San Jose Avenue and Oloran Alley, Lots 15, 32, 33, 34, and 35 in Assessor's Block 3144-A - Consideration of Resolution of INTENT TO INITIATE RECLASSIFICATION of Property from an NC-1 (Neighborhood Commercial Cluster) district (Lots 15, 32-34) and a P (Public Use) district (Lot 35) to an RH-1 (House, One-Family) district to correct a mapping error.

2:33 - 2:35 P.M. I.A.470 - I.A.541
No public testimony received.
APPROVED, RESOLUTION #11561 VOTE: 7-0

3. (Arce)
Consideration of Proposed Revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.

TO BE RESCHEDULED FOR FEBRUARY 1989.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Engmann inquired about permit processing. Commissioner Dick offered some suggestions about expediting meetings and dialogue between parties on cases. Commissioner Engmann also inquired about the Discretionary Review policy for the South of Market area.

D. ITEMS TO BE CONTINUED

4. 88.546ECV (Christie)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.
(Proposed for continuation to January 12, 1989)

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.552D (Nixon)
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Consideration of final language to DISAPPROVE Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of December 15, 1988)

Item #88.552D (Cont)

2:50 - 3:06 P.M. I.A.797 - I.B.244

Speakers: 1. Judy Boyajian - Deputy City Attorney. 2. Lorraine Lucas - Golden Gate Heights Neighborhood Association.

The City Attorney's office advised the Commission that the intent to disapprove motion taken at the December 15, 1988 meeting is not binding on the Commission for their final action. Since no written motion was prepared for the Commission to use on December 15, the Commission could not complete their action at that time. The City Attorney verified that the Commission's rule concerning tie votes is valid. Since the Charter requires that approval of a permit requires action by the Commission and action by the Commission requires a majority vote, in the case of a tie vote, the permit fails to secure a majority vote and thus is disapproved, due to failure of approval. Commissioners who are absent from a hearing are obligated to vote on the project, unless they are excused. They should review the record and familiarize themselves with the hearing prior to voting.

The project sponsor prepared a written transcript of the hearing from the audio tape recording and supplied the transcript to Commissioner Hu, who was absent from the meeting. The matter was continued, however, to allow the Commission Secretary to verify the transcript and to allow Commissioner Hu to listen to the tape recording. Commissioner Hu indicated that he would be prepared to vote on the matter when it is considered next week.

THE COMMISSION PASSED A MOTION TO NOT REOPEN THE PUBLIC HEARING BY A VOTE OF 5-2, COMMISSIONERS BIERMAN AND MORALES DISSENTING.

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

F. REGULAR CALENDAR

6. (Badiner)

OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects in the Combined 1987-88 and 1988-89 Approval Period.

(Continued from Regular Meeting of December 15, 1988)

3:13 - 3:45 P.M. I.B.244 - I.B.673

Speakers: 1. Harry O'Brien - representative of 524 Howard Associates. 2. Jeffrey Heller - Heller and Leake Architects.

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

7. 88.287B (Badiner)

LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.

(Continued from Regular Meeting of December 15, 1988)

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

8. 88.744C (Gallagher)
733 POLK STREET, west side between Ellis and Willow Streets, Lot 1 in Assessor's Block 739 - Request for authorization of Conditional Use under Section 712.43 to establish a delicatessen and coffee shop, defined as a LARGE FAST FOOD RESTAURANT, in an NC-3 (Moderate-Scale Neighborhood Commercial) district.

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

9. 88.723C (Gallagher)
1023-1025 STOCKTON STREET, west side between Jackson and Washington Streets, Lot 2 in Assessor's Block 192 - Request for authorization of Conditional Use under Sections 812.49 and 812.20 to establish a Financial Service (the Bank of the Orient) of approximately 4,000 square feet in the Chinatown Residential Neighborhood Commercial District.

CONTINUED TO JANUARY 12, 1989 VOTE: 7-0

10. 88.706ET (Hussey)
BERNAL HEIGHTS EAST AND SOUTH SLOPES, Assessor's Blocks 5557, 5574, 5575, 5577, 5627, 5628, and 5629 and portions of Assessor's Blocks 5556, 5626, 5641, 5695, 5696, and 5697 - Consideration of proposed Amendments to the City Planning Code and the Zoning Map, adding Section 249.6 to create a Bernal Heights East and South Slope Special Use District and to prohibit the approval of building permit applications for construction of new dwelling units therein for a period of twelve months.

4:15 - 4:27 P.M. I.B.761 - II.A.087
Speakers: 1. Maxine Nietz - Brewster/Joy Neighbors (pro). 2. Joel Kamisher (pro). 3. Ray Nelson (pro).
APPROVED, RESOLUTION #11562 VOTE: 7-0

3:30 P.M.

11. 88.637D (Berkowitz)
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

CONTINUED TO JANUARY 19, 1989 VOTE: 7-0

12. 88.638D (Berkowitz)
5-7 CASTRO STREET, east side between Waller Street and Duboce Avenue, Lot 49 in Assessor's Block 1260 - Request for Discretionary Review of Building Permit Application No. 8815137 for the CONSTRUCTION OF A

Item #88.638D (Cont)
THIRD STORY TO A RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:28 - 6:13 P.M. II.A.088 - II.B.697
Speakers: 1. David Cincotta - attorney for Discretionary Review requestor. 2. Lois Mitchell - Discretionary Review requestor. 3. Mary Nichols (pro-DR). 4. Lee Nichols (pro-DR). 5. Alex Captanian - Buena Vista Neighborhood Association (pro-DR). 6. Bill Kendrick - architect for Discretionary Review requestor (pro-DR). 7. Toby Bailey (pro-DR). 8. Pete Cihak - project builder. 9. Louis Woodrow - project architect. 10. David Soper (pro-DR). 11. Gary Gaddell (pro-DR). 12. Kieran Boughan (pro-DR). 13. Claire Pilcher - attorney for project sponsor. 14. Wayne Friday (con-DR). 15. Avonee Smith (con-DR). 16. Lloyd Linbeck - project sponsor. 17. Lou Kimeck (pro-DR).
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 7-0
CONTINUED TO JANUARY 19, 1989 VOTE: 7-0

13. 88.645D (Berkowitz)
307 MANGELS AVENUE, south side between Detroit and Edna Streets, Lot 75 in Assessor's Block 3089 - Request for Discretionary Review of Building Permit Application No. 8808478 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:15 - 6:33 P.M. II.B.730 - III.A.136
Speakers: 1. Florence Mitchell - Discretionary Review requestor. 2. Diane Whiteman (pro-DR). 3. Gordon Wong - project sponsor.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 6-1
VOTING NO: COMMISSIONER BIERMAN

14. 88.243EC (Green)
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.
(Continued from Regular Meeting of December 15, 1988)

6:33 - 7:40 P.M. III.A.137 - III.B.210
Speakers: 1. Nick Mythen - project sponsor. 2. Carol Taylor - Neighbors of the Excelsior (con). 3. Anthony Romano (con). 4.

Item #88.243EC (Cont)
Janice Parakilas (con). 5. Tim Ennis (con). 6. Russell Sabini (con). 7. Bill Martin (con). 8. David Hooper - New Mission Terrace Improvement Association (con). 9. Chris Torres (con). 10. Lawrence Door (con). 11. Julius Zamacona (con). 12. Marion Aird (con).
CONTINUED TO FEBRUARY 2, 1989 VOTE: 7-0

15. 88.679C (Green)
1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size. (Continued from Regular Meeting of December 15, 1988)

CONTINUED TO JANUARY 19, 1989 VOTE: 7-0

16. 88.764C (Miller)
1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Request for authorization of Conditional Use for a group housing facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.

7:42 - 9:15 P.M. III.B.212 - IV.A.643
Speakers: 1. Richard Frank - project sponsor. 2. Officer Mahoney - San Francisco Police Department (pro). 3. Elena Meyers (con). 4. Harry Malanov (con). 5. Dr. Claus (con). 6. Jim Vendetti (con). 7. Karen Peterburg (pro). 8. Bob Anderson - Paroles Division, California Department of Corrections (pro). 9. Debra Starr - California Department of Corrections (pro). 10. Bob Bradford (pro).
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL ACTION ON JANUARY 12, 1989 VOTE: 6-1
VOTING NO: COMMISSIONER JOHNSON

Adjourned: 9:15 P.M.

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SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
MONDAY
JANUARY 9, 1989
350 McALLISTER STREET, ROOM 2217
4:00 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu and Morales.

ABSENT: Commissioner Nothenberg.

4:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 4:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, - Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matter:

Proposed Work Program and Budget Priorities of the Department of City Planning for Fiscal Year 1989-90.
NOTE: This workshop will be structured as a roundtable discussion involving the Commission, the Department of City Planning, and selected members of the public. It is designed to elicit views and ideas about the Department's work program and budget.

Panelists included: David Cincotta, Sue Hestor, Brad Paul, Kirk Miller and Bruce Baumann.
The Commission and the panelists discussed the following: Shifting staff to Implementation and permit processing functions, shifting enforcement activities to the Bureau of Building Inspection and priorities in enforcement, public participation in project review, devices for facilitating and improving flow of public information, expediiting environmental review, neighborhood based planning, design review, monitoring of project compliance with conditions.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Speakers: 1. Wayne Rieke. 2. Mary Anne Miller. 3. Jonathan Rutherland - North of Market Planning Coalition. 4. Edith McMillan.

Adjournment at 6:40 p.m.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 12, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Jim Nixon, Jim Miller, Mary Gallagher, Larry McDonald, Larry Badiner, Vincent Marsh, Gerald Green, Thomas Casey and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speakers on 1234 Indiana Street: 1. Bob Delamore. 2. Dorsey Redland. 3. Bill Gaffney. 4. Janet Carpinelli. 5. Greg Markoulis. 6. Bob Noelke. 7. Marty Ganulin. 8. Joe Boss. 9. James (unknown). 10. George Lawson. 11. Richard Frank - Eclectic Communications, Inc., project sponsor. 12. Linda Connolly. 13. Marleen Otoni. 14. Anna Tomiski. Other Speakers: 15. Sue Hestor - 430 Broadway. 16. Margaret Sigel (SPEAK) - view protection.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

1. 88.546ECV (Christie)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.
(Continued from Regular Meeting of January 5, 1989)
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 88.552D (Nixon)
1789-1791 - 9TH AVENUE, west side between Moraga and Noriega Streets, Lot 14 in Assessor's Block 2040 - Consideration of final action on Demolition Permit Application No. 8808833 proposing demolition of the existing two-story, two dwelling unit structure without parking. A building permit for the replacement building has been issued by City and is currently under appeal. The lot is in an RH-2 (House, Two-Family) district.
NOTE: On December 15, 1988, the Commission considered a motion of intent to disapprove the application.
(Public Hearing Closed and Continued from Regular Meeting of January 5, 1989)

3:25 - 3:35 P.M. I.B.343 - I.B.514
APPROVED WITH CONDITIONS, MOTION #11563 VOTE: 4-3
VOTING NO: COMMISSIONERS BIERMAN, BOLDRIDGE AND MORALES

3. 88.764C (Miller)
1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Consideration of final action on the request for authorization of Conditional Use for a group housing facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.
NOTE: On January 5, 1989, the Commission passed a motion of intent to approve the request.
(Public Hearing Closed and Continued from Regular Meeting of January 5, 1989)

2:30 - 3:10 P.M. I.A.106 - I.B.157
See Public Comment for speakers.
CONTINUED TO JANUARY 26, 1989 VOTE: 7-0

F. REGULAR CALENDAR

4. 88.723C (Gallagher)
1023-1025 STOCKTON STREET, west side between Jackson and Washington Streets, Lot 2 in Assessor's Block 192 - Request for authorization of Conditional Use under Sections 812.49 and 812.20 to establish a Financial Service (the Bank of the Orient) of approximately 4,000 square feet in the Chinatown Residential Neighborhood Commercial District.
(Continued from Regular Meeting of January 5, 1989)

3:35 - 3:42 P.M. I.B.515 - I.B.630
The Commission unanimously passed a motion to allow Commissioner Hu to abstain.
Speaker: Gordon Lau - project sponsor's representative.
APPROVED WITH CONDITIONS, MOTION #11564 VOTE: 6-0
ABSTAINED: COMMISSIONER HU

THE COMMISSION TOOK A RECESS FROM 3:42 TO 4:08 P.M.

5. 88.744C (Gallagher)
733 POLK STREET, west side between Ellis and Willow Streets, Lot 1 in Assessor's Block 739 - Request for authorization of Conditional Use under Section 712.43 to establish a delicatessen and coffee shop, defined as a LARGE FAST FOOD RESTAURANT, in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of January 5, 1989)

4:08 - 4:12 P.M. I.B.665 - I.B.724
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11565 VOTE: 7-0

6. 88.500EZ (Miller)
1208-1250 JONES STREET and 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217 in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125 and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.
(Continued from Regular Meeting of December 8, 1988)

4:13 - 4:28 P.M. I.B.725 - II.A.88
Staff reported that amendments to the Nob Hill Special Use District are being prepared and will be considered by the Commission at a later time. These amendments would help to preserve the Le Club restaurant and prohibit conversion of adjacent apartments to hotel use.
No public testimony received.
CONTINUED INDEFINITELY VOTE: 7-0

7. 88.319EC (McDonald)
3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Request for authorization of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of December 15, 1988)

4:28 - 6:35 P.M. II.A.90 - III.A.162
Items 7 and 8 were heard together.
Speakers: 1. Claire Pilcher - project sponsor's representative. 2. Bobbie Sue Hood - project architect. 3. Tory Hartman (pro). 4. Mark Lambert (pro). 5. Teresa Cafferkey (pro). 6. Carol Dunlap (pro). 7. Pete Naughton (pro). 8. Jim Tully (pro). 9. Robert Bocknak (pro). 10. Suzanne White Boccherini (pro). 11. B. Beth Bourret

Item #88.319EC (Cont)
(pro). 12. Lotta Eckman (pro). 13. Winston Ashmeade - Eureka Valley Promotion Association (con). 14. Mary Beth Halloran (con). 15. Marvin Jones (con). 16. Paul Warner (con). 17. Steve Walton (con). 18. Joe Michael (con). 19. Charles Cagnon (con). 20. Steve Scheatzle (con). 21. Joe O'Donoghue - Residential Builders Association (pro).
PASSED MOTION OF INTENT TO APPROVE, FINAL ACTION ON JANUARY 19, 1989 VOTE: 6-1
VOTING NO: COMMISSIONER BIERMAN

8. 88.319V (McDonald)
3874 - 18TH STREET, north side, 100 feet east of Sanchez Street, and 275 DORLAND STREET, south side, 104 feet east of Sanchez Street, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 in an RM-1 (Mixed Residential, Low Density) district - Request for REAR YARD VARIANCE for the proposed construction of four residential buildings containing a total of 19 dwelling units on the roof area of the existing building which presently covers 100 percent of the through lot. Three of the proposed structures would be constructed within areas permitted by the Code. The fourth building is proposed to be constructed within the mid-lot area, equal to 25 percent of the lot depth (67.57 feet), which the Code mandates must be maintained as a rear yard area.
(Continued from Regular Meeting of December 15, 1988)

4:28 - 6:35 P.M. II.A.90 - III.A.162
Items 7 and 8 were heard together. See Item 7 for speakers.
PUBLIC HEARING CLOSED BY ZONING ADMINISTRATOR.

3:30 P.M.

9. (Badiner)
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission for evaluation of office development projects in the Combined 1987-88 and 1988-89 Approval Period.
(Continued from Regular Meeting of January 5, 1989)

6:38 - 7:00 P.M. III.A.177 - III.A.462
Speakers: 1. Sue Hestor. 2. Lee Woods - PacTel Properties representative.
APPROVED, RESOLUTION #11566 VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 7:00 TO 7:25 P.M.

10. 88.287B (Badiner)
LAKESHORE PLAZA SHOPPING CENTER, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to

Item #88.287B (Cont)
35,700 square feet medical office building and up to 13,800 square feet of principle and accessory office uses in a shopping center. The medical office building would be 3 stories, 39 feet high.
(Continued from Regular Meeting of January 5, 1989)

7:30 - 7:35 P.M. III.A.543 - III.A.621
No public testimony received.
APPROVED, MOTION #11567 VOTE: 7-0

11. 88.129ECXK and 88.681AH (Marsh/Badiner)
2 NEW MONTGOMERY STREET (SHERATON PALACE HOTEL), block bounded by New Montgomery, Stevenson, Annie and Market Streets, Lot 52 in Assessor's Block 3707 - Request for authorization of Conditional Use to modify an existing Conditional Use authorization for a hotel in excess of 200 rooms; Request for determination of compliance under Section 309 (Downtown Permit Review); Request for a Certificate of Appropriateness to alter designated Landmark No. 18 (i.e. the SHERATON PALACE HOTEL and the Garden Court Room); and Request for a Permit to Alter a Category II Preservation Structure (633 Market Street) in the C-3-O (Downtown Commercial Office) district and 120-X, 150-S, and 300-S Height and Bulk Districts. Approximately 23,500 square feet of new construction would be added and approximately 3,900 square feet would be demolished which would result in a two-story addition of approximately 19,600 square feet to the southwest corner which dates from the 1930's. The proposal is to renovate the Palace Hotel; major interior spaces and the exterior of the building would be restored.

7:37 - 8:15 P.M. III.A.623 - III.B.332
Speakers: 1. Jim Titus - project architect. 2. Charles Page - consulting architect for project. 3. Mark Ryser - Foundation for San Francisco's Architectural Heritage (pro). 4. Fred Clarke - project sponsor's representative.
APPROVED CERTIFICATE OF APPROPRIATENESS,
RESOLUTION #11568 VOTE: 7-0
APPROVED PERMIT TO ALTER CATEGORY II STRUCTURE,
MOTION #11569 VOTE: 7-0
APPROVED SECTION 309 PERMIT, MOTION #11570 VOTE: 7-0
APPROVED CONDITIONAL USE AUTHORIZATION, MOTION #11571 VOTE: 7-0

12. 88.267D (Nixon)
560 - 3RD AVENUE, east side between Anza and Balboa Streets, Lot 36 in Assessor's Block 1545 - Request for Discretionary Review of Building Permit Application No. 8717351 proposing alterations to the roof line and length of the structure to allow for enlargement of two units in the three-unit structure in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

8:16 - 8:19 P.M. III.B.337 - III.B.381
No public testimony received.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 7-0

13. 88.520D (Nixon)

1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Request for Discretionary Review of Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review
b) Discretionary Review hearing

8:19 - 9:45 P.M. III.B.382 - IV.A.778

Speakers: 1. Joseph Meyer (pro-DR). 2. Gwendolyn Barlow (pro-DR). 3. Harry Barlow (pro-DR). 4. Pat Christiansen (pro-DR). 5. Ruth Murray (pro-DR). 6. Neldon Christiansen (pro-DR). 7. Carolyn Chan (pro-DR). 8. Milt Pickett (pro-DR). 9. Ellen Calley (pro-DR). 10. Jencks Kenderton - Golden Gate Heights Neighborhood Association (pro-DR). 11. Edward Baker (pro-DR). 12. Chester Lim (pro-DR). 13. Mel Hyman (pro-DR). 14. Dr. Kirk Moon - project sponsor.

PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO JANUARY 26, 1989 VOTE: 7-0

14. 88.707D (Nixon)

166 - 29TH AVENUE, east side between McLaren Avenue and Lake Street, Lot 8C in Assessor's Block 1330 - Request for Discretionary Review of Building Permit Application No. 8813482 proposing an addition of one story to the existing structure in an RH-1(D) (House, One-Family Detached Dwellings) district.

a) Consideration of Discretionary Review
b) Discretionary Review hearing

9:45 - 10:32 P.M. IV.A.783 - IV.B.525

Speakers: 1. Vivian Solomon - Discretionary Review requestor. 2. Philip Bantow - Discretionary Review requestor's architect. 3. Mr. Solomon (pro-DR). 4. Helen Glessner (pro-DR). 5. Mildred Kaufman (pro-DR). 6. Thomas Hamilton (pro-DR). 7. Terrence Marseilles (pro-DR). 8. Mary Hanni - project architect. 9. John Gibbons - project sponsor.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

6:00 P.M.

15. 88.608C (Green)

540 VALENCIA STREET, west side between 16th and 17th Streets, Lot 6 in Assessor's Block 3568 - Request for authorization of Conditional Use to add a POOL TABLE defined by Section 790.38 of the City Planning Code as "OTHER ENTERTAINMENT" within an existing bar within the Valencia Street Neighborhood Commercial District. The proposal is to add one pool table to the existing bar which already provides live entertainment and dancing in approximately 1,100 square feet of floor area, and with seating for up to 49 persons.

Item #88.608C (Cont)
10:33 - 10:34 P.M. IV.B.538 - IV.B.545
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11572 VOTE: 7-0

16. 88.718C (Green)
1233 - 9TH AVENUE, west side between Irving Street and Lincoln Way, Lot 5 in Assessor's Block 1741 - Request for authorization of Conditional Use to enlarge an existing SMALL SELF-SERVICE RESTAURANT resulting in the creation of a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to expand the existing restaurant from approximately 624 square feet to approximately 1,788 square feet without seating.

10:34 - 10:58 P.M. IV.B.547 - V.A.114
Speakers: 1. Dick Yamagami - project sponsor. 2. Rodney Beard (con). 3. Margaret Beard (con). 4. Cheryl Switzer - Inner Sunset Neighborhood Association (con).
DISAPPROVED, MOTION #11573 VOTE: 6-1
VOTING NO: COMMISSIONER DICK

17. 88.324CV (Casey)
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets, Lot 2-B in Assessor's Block 27 - Request for authorization of Conditional Use for the construction of a garage for six off-street parking spaces for three dwelling units in the required rear yard in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of December 8, 1988)

CONTINUED TO FEBRUARY 16, 1989 VOTE: 7-0

18. 88.078CD (Casey)
479 MARINA BOULEVARD, south side between Cervantes Boulevard and Avila Street, Lot 7 in Assessor's Block 417-A - Request for Discretionary Review of Building Permit Application No. 8800565 to construct a television receiving antenna satellite dish on the rear roof of the house.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

III.A.468 - III.A.539
11:00 - 11:05 P.M. V.A.130 - V.A.198
Speakers: 1. Lori Marquardt (pro-DR). 2. James Welling (pro-DR).
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 7-0
DISAPPROVED, MOTION #11574 VOTE: 7-0

19. 88.676C (Casey)
1901 JACKSON STREET, southwest corner of Gough and Jackson Streets, Lot 1 in Assessor's Block 601 - Request for authorization of Conditional Use for a RESIDENTIAL CARE FACILITY for up to 15 people on the first and second floors in an RH-2 (House, Two-Family) district.

Item #88.676C (Cont)

11:05 - 11:11 P.M. V.A.199 - V.A.250

Speaker: John Schlenke - project architect.

APPROVED WITH CONDITIONS, MOTION #11575 VOTE: 7-0

20. 88.499EC (Casey)

252 BROAD STREET, north side between Capitol and Orizaba Avenues, Lot 16 in Assessor's Block 7106 - Request for authorization of Conditional Use to convert the existing one-family dwelling into a 200-seat church in an RH-1 (House, One-Family) district.

11:13 - 11:22 P.M. V.A.251 - V.A.341

Speakers: 1. Wayne Rieke - project sponsor's representatrive. 2. Rev. James Leach - project sponsor.

APPROVED WITH CONDITIONS, MOTION #11576 VOTE: 7-0

Adjourned: 11:22 P.M.

CPC 356

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 19, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Johnson and Morales.

ABSENT: Commissioner Engmann.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:50 P.M.

Staff in attendance: Robert Passmore - Zoning Administrator, Lu Blazej, Gerald Green, Jim Nixon, Mike Berkowitz, Sally Maxwell and Lori Yamauchi - Administrative Secretary, Vincent Marsh - Acting Administrative Secretary.

A. PUBLIC COMMENT

Speaker: Michael Page (Marina Civic Property Owners and Improvement Association) - Illegal bed and breakfast in Marina.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. ELECTION OF OFFICERS:
In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".
(Proposed for continuation to February 2, 1989)

CONTINUED TO FEBRUARY 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

2. Consideration of Resolution of Recognition and Appreciation for Jonathan Malone for his service at the Department of City Planning.

1:57 - 2:03 P.M. I.A.51 - I.A.92
Speaker: Jean Kortum - President, Landmarks Preservation Advisory Board.
APPROVED, RESOLUTION #11577 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

D. ITEMS TO BE CONTINUED

3. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of November 10, 1988)
(Proposed for continuation to February 23, 1989)

CONTINUED TO FEBRUARY 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.319EC (McDonald)
3874 - 18TH STREET, north side, and 275 DORLAND STREET, south side, being a through lot fronting on both 18th and Dorland Streets between the cross streets of Church and Sanchez, Lot 24 in Assessor's Block 3580 - Consideration of final action on the request for authorization of Conditional Use to permit construction of a 19-unit residential complex PROPOSING MORE THAN 150 PERCENT OF THE NUMBER OF REQUIRED PARKING SPACES on a lot having approximately 15,308 square feet of area in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.
(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)
NOTE: On January 12, 1989, the Commission passed a motion of intent to approve the request.

2:05 - 2:22 P.M. I.A.113 - I.A.335
Speakers: 1. Claire Pilcher - project sponsor's representative. 2. Bobbie Sue Hood - project architect.
APPROVED WITH AMENDED CONDITIONS, MOTION #11578 VOTE: 5-1
VOTING NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER ENGMANN

F. REGULAR CALENDAR

5. (Blazej)
Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 15, 1988.

2:23 - 2:25 P.M. I.A.337 - I.A.374
No public testimony received.
NO COMMISSION ACTION REQUIRED.

6. 88.598C (Green)
1698 FELL STREET, northeast corner of Masonic Avenue, Lot 19 in Assessor's Block 1208 - Request for authorization of Conditional Use to extend the termination date of a nonconforming Auto Service Station within an RM-2 (Mixed Residential, Moderate Density) district. The proposal is to extend the termination date of the service station from June 6, 1990 to June 6, 1995; an extension of five (5) years.
(Continued from Regular Meeting of November 17, 1988)

2:25 - 3:01 P.M. I.A.375 - I.B.79
Speakers: 1. Bill Scudder - project sponsor's representative. 2. John Bardis (con).
APPROVED FIVE-YEAR EXTENSION WITH CONDITIONS,
MOTION #11579 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

7. 88.679C (Green)
1836 NORIEGA STREET, north side between 25th and 26th Avenues, Lot 27 in Assessor's Block 2024 - Request for authorization of Conditional Use to reduce the residential parking requirements and convert a second floor dwelling unit to offices within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the two-story building by modifying the ground level and eliminating the existing off-street parking space for approximately 1,728 square feet of retail floor area, convert the second floor dwelling unit to approximately 1,743 square feet of office floor area, and add a new third story to contain a dwelling unit without the required off-street parking on a lot approximately 2,400 square feet in size.
(Continued from Regular Meeting of January 5, 1989)

3:02 - 3:45 P.M. I.B.80 - I.B.653
Speakers: 1. Peter Lam - project architect. 2. Emmil Stucky - project sponsor. 3. Dennis Antenore - representative of neighbor (con). 4. George Cramer (con). 5. Mary Anne Miller - SPEAK (con). 6. John Bardis (con)
DISAPPROVED, MOTION #11580 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 3:45 TO 4:20 P.M.

8. 87.845D (Nixon)
433 ARGUELLO BOULEVARD, west side between Geary Boulevard and Clement Street, Lot 6 in Assessor's Block 1433 - Request for Discretionary Review of Demolition Permit Application No. 8715211 and Building Permit Application No. 8717192 proposing demolition of a two-story over garage, two-family structure and construction of a three-story over garage, five-family structure in an RM-2 (Mixed Residential, Medium Density) district, allowing one unit per 600 feet of lot area within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 15, 1988)

Item #87.845D (Cont)
4:20 - 5:25 P.M. I.B.676 - II.A.756

Speakers: 1. Vincent Marsh - Acting Secretary, Landmarks Preservation Advisory Board (con). 2. Karen Kwong - project sponsor. 3. Mark Ryser - Foundation for San Francisco's Architectural Heritage (con). 4. Edith McMillan (con). 5. Max Kriekberg - Victorian Alliance (con). 6. Gail Paith - AIA, Preservation Committee (con). 6. Alice Carey (con). 7. Jean Kortum (con). 8. Anne Bloomfield (con). 9. Sam Herzberg (con). 10. Linda Dunlop (con). 11. Joe O'Donoghue (con).

PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 6-0
DISAPPROVED, MOTION #11581 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
NOTE: Due to illness, Ms. Yamauchi left the meeting and Mr. Morales assumed the secretarial duties through the remainder of the meeting.

9. 88.644D (Nixon)
60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of December 8, 1988)

CONTINUED TO FEBRUARY 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

3:00 P.M.

10. 88.637D (Berkowitz)
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 5, 1989)

CONTINUED TO FEBRUARY 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

11. 88.638D (Berkowitz)
5-7 CASTRO STREET, east side between Waller Street and Duboce Avenue, Lot 49 in Assessor's Block 1260 - Discretionary Review of Building Permit Application No. 8815137 for the CONSTRUCTION OF A THIRD STORY TO A RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of January 5, 1989)

Item #88.638D (Cont)

5:25 - 6:00 P.M. II.A.780 - II.B.387
Speakers: 1. Claire Pilcher - project sponsor's representative. 2. Louis Huerto-Rojo - project architect. 3. Pete Cihak - project contractor. 4. David Cincotta - Discretionary Review requestors' representative. 5. Lois Mitchell - Discretionary Review requestor. 6. Alex Captanian - Buena Vista Neighborhood Association (con). 7. Mary Nichols (con).
APPROVED WITH AMENDED CONDITIONS (I.E. 10-FOOT REDUCTION ON UPPER LEVEL), MOTION #11582 VOTE: 4-2
VOTING NO: COMMISSIONERS BOLDRIDGE AND JOHNSON
ABSENT: COMMISSIONER ENGMANN

12. 88.226SD (Berkowitz)
1420-1422 DE HARO STREET, west side between 25th and 26th Streets, Lot 15 in Assessor's Block 4282-A - Request for Discretionary Review of Building Permit Application Nos. 8816497 and 8816498 for the CONSTRUCTION OF TWO, TWO-FAMILY HOUSES in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:00 - 6:40 P.M. II.B.393 - III.A.109
Speakers: 1. Kiyoshi Sera - Discretionary Review requestor. 2. Hoard Dow - project architect. 3. Tony Casalucci - project sponsor.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-1
VOTING NO: COMMISSIONER MORALES
ABSENT: COMMISSIONER ENGMANN
APPROVED WITH AMENDED CONDITIONS, MOTION #11583 VOTE: 5-1
VOTING NO: COMMISSIONER MORALES
ABSENT: COMMISSIONER ENGMANN

13. 88.722D (Berkowitz)
161 MORNINGSIDE DRIVE, west side between Ocean Avenue and Gellert Drive, Lot 8 in Assessor's Block 7260 - Request for Discretionary Review of Building Permit Application No. 8812682 for the ADDITION OF A FLOOR OF OCCUPANCY TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

REQUEST WITHDRAWN. NO COMMISSION ACTION REQUIRED.

14. 86.73E (Maxwell)
222 - 2ND STREET, southwest corner of 2nd and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Public hearing on the Draft Environmental Impact Report on the proposed construction of a 16-story, 225-foot tall office and retail building, including open space and a mechanical penthouse. The project would contain about 315,000 gross square feet (gsf), including about 236,700 gsf of office space, 9,460 gsf of retail space, 4,930 gsf of open space, 70 parking spaces, two truck loading spaces, mechanical and storage

Item #86.73E (Cont)

space. The project would require demolition of two existing vacant buildings with a total area of 22,000 gsf and removal of a 108-space surface parking lot.

6:40 - 7:30 P.M. III.A.110 - III.A.789

NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Speakers: 1. Sue Hestor. 2. Robert Meyer.

PASSED MOTION TO CLOSE PUBLIC HEARING AND EXTEND WRITTEN COMMENT PERIOD TO JANUARY 20, 1989 VOTE: 6-0

Adjourned: 7:30 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 26, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Johnson and Morales.

ABSENT: Commissioner Engmann.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Jim Miller, Jim Nixon, Gerald Green, David Hood, Larry Badiner, Mike Berkowitz, Paul Lord, Carol Roos and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speakers: 1. David Spero (North Mission Association) - Traffic Study on San Francisco AutoMart at 1675 Howard Street. 2. Dennis Wilson.

B. DIRECTOR'S REPORT

Mr. Passmore reported on Board of Supervisors Land Use Committee's action on Lakeshore Plaza Planned Unit Development and Board of Permit Appeals actions on 330 Ritch Street and 224 Sea Cliff Avenue.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Morales requested the Department to survey existing residential hotel stock and tourist hotels which contain affordable housing for permanent residents, and to establish a program for addressing violations and protecting existing residential hotels.

D. ITEMS TO BE CONTINUED

1. 89.002I (Casey)
CASTRO STREET AND DUBOCE AVENUE (Davies Medical Center), between 14th Street, Duboce Avenue, Castro Street and Noe Street, Lot 1 in Assessor's Block 3539 - Hearing for Davies Medical Center Institutional Master Plan covering ten years of development from 1989-1999.
(Proposed for continuation to February 23, 1989)

Item #89.002I (Cont)
CONTINUED TO FEBRUARY 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

2. 88.764C (Miller)
1234 INDIANA STREET, west side between 23rd and 25th Streets, Lot 34 in Assessor's Block 4227 - Consideration of final action on the request for authorization of Conditional Use for a group housing facility (work furlough facility for the California Department of Corrections) for up to 75 people in an M-2 (Heavy Industrial) district.
NOTE: On January 5, 1989, the Commission passed a motion of intent to approve the request.
(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)

2:15 - 3:55 P.M. I.A.189 - II.A.80
Speakers: 1. Robert Delamore (con). 2. Joseph Boss (con). 3. Mike Dodowitch (con). 4. Dr. Eddie C. Welborn (pro). 5. Gerald Libertore (pro). 6. Rev. Dave Frickland (con). 7. Pastor Calvin Jones (pro). 8. Jim Herman (pro). 9. Tisa Blackburn (con). 10. Enola Maxwell (pro). 11. James Hungard (con). 12. Rev. Bell (pro). 13. Anna Tomiski (con). 14. Joe Patterson (pro). 15. Teddy Ather (con). 16. Tony Tomiski (con). 17. Dennis Swayze - Chief Probation Officer, San Francisco (pro). 18. Marty Gannelin (con). 19. Nathaniel Shaw (pro). 20. Bob Noelke (con). 21. Janet Carpinelli (con). 22. Joe O'Donoghue. 23. Inez (unknown) (con). 24. Unknown (pro). 25. Richard Frank - project sponsor. 26. Bob Anderson - California Department of Corrections, Parole Division. 27. Linda Connolly - California Department of Corrections. 28. John Bardis (con).
APPROVED 50-BED FACILITY WITH AMENDED CONDITIONS (i.e. report to Commission within one year on escape, recidivism statistics and integration into community), MOTION #11584 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 3:55 TO 4:15 P.M.

F. REGULAR CALENDAR

3. 88.520D (Nixon)
1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Request for Discretionary Review of Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Public Hearing Closed and Continued from Regular Meeting of January 12, 1989)

Item #88.520D (Cont)
4:15 - 5:10 P.M. II.A.95 - II.A.824
Speakers: 1. Claire Pilcher - attorney for neighbors in opposition.
2. Kirk Moon - project sponsor.
A motion to not take Discretionary Review did not obtain the majority vote needed for action, meeting a vote of 3-2.
The Commission rescinded this vote by a vote of 5-0, Commissioners Dick and Engmann absent.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
PASSED MOTION OF INTENT TO APPROVE WITH A FOUR-FOOT SIDE SETBACK, FINAL ACTION ON FEBRUARY 2, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

4. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a two-story commercial building without any residential units therein on a lot approximately 2,400 square feet in size.
(Continued from Regular Meeting of December 15, 1988)

CONTINUED TO FEBRUARY 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

4a. 88.762D (Green)
2201 GEARY BOULEVARD, southwest corner at Divisadero Street, Lot 38 in Assessor's Block 1098 - Request for Discretionary Review of Building Permit Application No. 8817652 to demolish an existing Auto Service Station in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:10 - 5:15 P.M. III.A.006 - III.A.060
Speaker: Fred Acres - project sponsor's representative.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

5. 88.785Q (Hood)
2539 CLAY STREET, south side between Fillmore and Steiner Streets, Lot 31 in Assessor's Block 630 - Review for consistency with the Master Plan of a six-unit residential condominium conversion subdivision in an RH-2 (House, Two-Family) district.

5:15 - 5:23 P.M. III.A.061 - III.A.140
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11585 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

6. 88.568EB (Badiner)
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to television/radio studios and ancillary uses and up to 102 parking spaces for KQED.

5:23 - 6:10 P.M. III.A.141 - III.B.007
Speakers: 1. Dennis Wilson - representative of Best Foods/CPC International (con). 2. David Spero - North Mission Association. 3. Gene Zastrow - project sponsor. 4. Mary Castle - attorney for project sponsor.
PASSED MOTION TO CLOSE PUBLIC HEARING AND CONTINUE TO FEBRUARY 2, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

7. 88.322DV (Berkowitz)
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Request for Discretionary Review of Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

6:10 - 6:35 P.M. III.B.016 - III.B.252
Speakers: 1. Greg Jones - representative of Discretionary Review requestor. 2. Alfred Wong - project sponsor. 3. Judy Robinson - Discretionary Review requestor. 4. Ivan Zurenda (con).
CONTINUED TO FEBRUARY 2, 1989 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, DICK AND ENGMANN

3:00 P.M.

8. 88.750ETZM (Lord)
VAN NESS AVENUE PERMANENT CONTROLS, Area generally bounded by Golden Gate Avenue, Franklin Street, Polk Street and Bay Street - Consideration of proposed amendments to the City Planning Code, including modifications to Section 243 regarding conditional use authorization for fast food uses and zoning map modifications to include Lot 15 in Assessor's Block 763 into the Van Ness Avenue Special Use District. Corresponding amendments to the Van Ness Avenue Plan in the Master Plan are also proposed.

6:35 - 7:25 P.M. III.B.254 - III.B.825
II.B.004 - II.B.152
Items 8 and 9 were heard together.
Speakers: 1. Sue Hestor (con). 2. Oz Erikson - Van Ness Avenue

Item #88.750ETZM (Cont)
Association (pro). 3. Kathleen Hughes (pro). 4. Peter Battoni (pro). 5. Bob Martin (pro).
APPROVED, RESOLUTION #11586 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, DICK AND ENGMANN

9. 88.771ET (Lord)
VAN NESS AVENUE PERMANENT CONTROLS, Area generally bounded by Golden Gate Avenue, Franklin Street, Polk Street and Bay Street - Consideration of proposed amendments to the City Planning Code, initiated by the Board of Supervisors, including text modifications to: (A) Section 181 on signage for automobile dealerships; (B) Section 243 to: (1) require Conditional Use authorization and allow possible modification of the 3:1 residential to non-residential building ratio for projects which include institutional, cultural, medical or hotel uses; (2) lower the in-lieu fee from $30/square foot to $15/square foot; (3) exclude existing commercial square footage from the 3:1 ratio; (4) exclude existing parking facilities from the Floor Area Ratio calculations for developments proposed on such parking facilities; and (C) Section 607.3 regarding signage for automobile dealerships.

III.B.254 - III.B.825
6:35 - 7:25 P.M. II.B.004 - II.B.152
Items 8 and 9 were heard together. See Item 8 for speakers.
APPROVED, RESOLUTION #11587 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, DICK AND ENGMANN

10. 87.613E (Roos)
150 CALIFORNIA STREET, northeast corner of Front Street, Lots 3, 4, and 5 in Assessor's Block 236 - Public hearing on the Draft Environmental Impact Report for the proposed demolition of two buildings (130-138 California Street and 140-150 California Street, 220 Front Street), incorporation of part of the Marine Building (158 California Street) and construction of a new tower which would step from 25 stories (313 feet) to 6 stories (75 feet). The project would include about 267,680 gross square feet (gsf) consisting of about 206,625 gsf of office space, 25,630 gsf of retail space, 4,650 gsf of open space, 47 parking spaces and the equivalent of three truck loading spaces.

7:25 - 7:55 P.M. II.B.153 - II.B.433
NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.
Speakers: 1. Peter Clark - project sponsor. 2. Kathleen Harrington - owner of 235-239 Front Street. 3. Sue Hestor. 4. Sherry Levit - attorney for 100 California Street.
PASSED MOTION TO CLOSE PUBLIC HEARING VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, DICK AND ENGMANN

Adjourned: 7:55 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
JANUARY 31, 1989
450 McALLISTER STREET, ROOM 605
4:00 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann and Morales.

ABSENT: Commissioners Hu and Nothenberg.

4:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 4:23 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Proposed Work Program and Budget Priorities of the Department of City Planning for Fiscal Year 1989-90.
NOTE: This is the last in a series of Commission workshops which will conclude with a public hearing and Commission action on February 9, 1989.

As a part of discussion with Department management, the Commission requested the following for the February 9, 1989 public hearing on the budget/work program:
1) Material justifying the recovery of twelve positions which were lost in this year's budget and additions to the base proposed budget;
2) Information on impacts of reductions or additions to budget on Department performance.
The Commission also requested more information on Code Enforcement activities and permit processing in order to set priorities in those areas. The Department will draft a work program and budget which recommends priorities based on the public's and Commission's input, with justification based on this year's work program and performance.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Item #B. (Cont)

Speakers: 1. Lois Scott - Municipal Planners Association. 2, Mary Anne Miller. 3. Edith McMillan. 4. John Bardis. 5. Tom Jones - Mayor's Housing Advisory Committee. 6. David Spero.

Adjourned: 6:20 P.M.

CPC 390

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
JANUARY 31, 1989
450 McALLISTER STREET, ROOM 605
4:00 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann and Morales.

ABSENT: Commissioners Hu and Nothenberg.

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MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 4:23 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

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2) Information on impacts of reductions or additions to budget on Department performance.
The Commission also requested more information on Code Enforcement activities and permit processing in order to set priorities in those areas. The Department will draft a work program and budget which recommends priorities based on the public's and Commission's input, with justification based on this year's work program and performance.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Item #B. (Cont)
Speakers: 1. Lois Scott - Municipal Planners Association. 2, Mary Anne Miller. 3. Edith McMillan. 4. John Bardis. 5. Tom Jones - Mayor's Housing Advisory Committee. 6. David Spero.

Adjourned: 6:20 P.M.

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SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 2, 1989
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Johnson and Morales.

ABSENT: Commissioner Hu.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT BIERMAN AT 1:52 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Vincent Marsh, Martha Kessler, Pedro Arce, Amit Ghosh, Lois Scott, Jim Nixon, Larry Badiner, Mary Gallagher, Gerald Green, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speakers: 1. Virginia Fusco - Marina Civic Owners and Improvement Association. 2. John Bardis. 3. Joe O'Donoghue. 4. Jerry Klein.

B. DIRECTOR'S REPORT

1. (Kessler)
Consideration of Resolution authorizing the Director of Planning to amend the current Professional Services Contract with Robert L. Harrison for a sum not to exceed $5,000.

2:03 - 2:10 P.M. I.A.163 - I.A.217
No public testimony received.
APPROVED, RESOLUTION #11589 VOTE: 6-0
ABSENT: COMMISSIONER HU

2. (Marsh)
Consideration of Resolution authorizing the Director of Planning to apply for, accept and expend funds for a grant from the State Office of Historic Preservation not to exceed $25,000 for the period between June 1, 1989 and June 30, 1990.

1:52 - 1:54 P.M. I.A.008 - I.A.028
No public testimony received.
APPROVED, RESOLUTION #11588 VOTE: 6-0
ABSENT: COMMISSIONER HU

3. (Kessler)
Consideration of Resolution to extend the Professional Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to February 28, 1989.

2:10 - 2:15 P.M. I.A.218 - I.A.230
No public testimony received.
APPROVED, RESOLUTION #11590 VOTE: 6-0
ABSENT: COMMISSIONER HU

4. (Arce)
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.

2:15 - 3:30 P.M. I.A.231 - I.B.431
Speakers: 1. Joe O'Donoghue - Residential Builders Association. 2. Margaret Siegel. 3. Arnold Learner - American Institute of Architects, San Francisco Chapter. 4. Mary Anne Miller. 5. Virginia Fusco - Marina Civic Owners and Improvement Association. 6. Edward Baker. 7. Jerry Klein. 8. Terry Milne. 9. Bok Pon - American-Chinese Association. 10. John Bardis. 11. Jake McGoldrick - Richmond Community Association. 12. Harry Barlow.
CONTINUED TO MARCH 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

5. (Scott)
Informational presentation of proposed work program on revisions to the Residence Element of the Master Plan by the Department of City Planning.

3:30 - 3:55 P.M. I.B.436 - I.B.643
THE COMMISSION TOOK A RECESS FROM 3:55 TO 4:10 P.M.
4:10 - 4:45 P.M. I.B.648 - II.A.348
Items 5 and 6 were heard together.
Speakers: 1. Tom Jones - Mayor's Housing Advisory Committee. 2. Marcia Rosen - San Francisco Lawyers' Committee for Urban Affairs. 3. Jerry Klein. 4. John Bardis. 5. Joe O'Donoghue.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

6. (T. Jones)
Informational presentation of the Mayor's Housing Advisory Committee's work program and status report on their work to-date.

3:30 - 3:55 P.M. I.B.436 - I.B.643
4:10 - 4:45 P.M. I.B.648 - II.A.348
Items 5 and 6 were heard together. See Item 5 for speakers.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. ELECTION OF OFFICERS:
In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".
(Continued from Regular Meeting of January 19, 1989)

1:54 - 2:03 P.M. I.A.030 - I.A.069
PASSED MOTION TO ELECT DOUGLAS ENGMANN AS PRESIDENT AND JAMES MORALES AS VICE PRESIDENT VOTE: 6-0
ABSENT: COMMISSIONER HU

D. ITEMS TO BE CONTINUED

8. 86.346C (Blazej)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown, Commercial, General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.
(Proposed for continuation to February 9, 1989)

CONTINUED TO FEBRUARY 16, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

9. 88.520D (Nixon)
1642 - 16TH AVENUE, east side between Lawton Street and Lomita Avenue, Lot 4 in Assessor's Block 1861-B - Consideration of final action on Building Permit Application No. 8807366 proposing a one-story addition to the existing one story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district.
(Public Hearing Closed and Continued from Regular Meeting of January 26, 1989)
NOTE: On January 26, 1989, the Commission passed a motion of intent to approve the application.

4:50 - 4:51 P.M. II.A.401 - II.A.425
APPROVED WITH CONDITIONS, MOTION #11591 VOTE: 6-0
ABSENT: COMMISSIONER HU

3:30 P.M.

F. REGULAR CALENDAR

10. 88.568EB (Badiner)
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation, for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to television/radio studios and ancillary uses and up to 102 parking spaces for KQED.
(Public Hearing Closed and Continued from Regular Meeting of January 26, 1989)

4:51 - 5:30 P.M. II.A.427 - II.B.151
Speakers: 1. Dennis Wilson - Best Foods. 2. Gene Zastrow - project sponsor.
CONTINUED TO FEBRUARY 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

11. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.

5:30 - 5:55 P.M. II.B.154 - II.B.449
Speakers: 1. Peter Hediaros - Telegraph Hill Dwellers (con). 2. Vincent Tai - project sponsor's representative.
CONTINUED TO FEBRUARY 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

12. 88.790C (Gallagher)
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Motion No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.

CONTINUED TO MARCH 16, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

13. 88.243EC (Green)
98 OCEAN AVENUE, southeast corner of Alemany Boulevard, Lot 26 in Assessor's Block 3207 - Request for authorization of Conditional Use to develop a lot exceeding 10,000 square feet in size and the inclusion of additional parking in excess of 150% of the amount

Item #88.243EC (Cont)
required within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to construct a four (4) story over basement mixed use building with twenty (20) dwelling units on the second, third and fourth stories, approximately 4,999 square feet of commercial floor area and 35 parking spaces at basement level (only 20 spaces are required) on a lot approximately 12,000 square feet in size.
(Continued from Regular Meeting of January 5, 1989)

5:55 - 6:20 P.M. II.B.448 - III.A.061
Speakers: 1. Carol Taylor - Neighbors of the Excelsior (con). 2. Tony Sacco - New Mission Terrace Improvement Association (con). 3. Chris Torres (con). 4. Julius Zamacona - Excelsior Police-Community Relations (con). 5. Marion Aird (con).
APPROVED WITH ADDITIONAL CONDITIONS (i.e. removal of tanks, screening, graffiti deterrence), MOTION #11592 VOTE: 6-0
ABSENT: COMMISSIONER HU

4:30 P.M.

14. 88.322DV (Berkowitz)
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Request for Discretionary Review of Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 26, 1989)

6:20 - 7:08 P.M. III.A.063 - III.A.644
Speakers: 1. Greg Jones - Discretionary Review requestor's representative. 2. Rhoda Robinson - Telegraph Hill Dwellers (con). 3. Cheryl Bentley (con). 4. Sue Lefska (con). 5. Bill Dietrich (con). 6. Alfred Wong - project sponsor.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 6-0
ABSENT: COMMISSIONER HU
PASSED MOTION OF INTENT TO APPROVE WITH SETBACK, FINAL ACTION ON MARCH 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

15. 88.678EC (Berkowitz)
1099 MISSISSIPPI STREET, northeast corner of 25th Street, Lot 8A in Assessor's Block 4224 - Request for authorization of Conditional Use for the construction of eight residential units in an M-1 (Light Industrial) district.

7:10 - 8:15 P.M. III.A.647 - III.B.710
Speakers: 1. Babette Drefke (con). 2. Andrew Hearse (con). 3. Mary Lou Titoyao (con). 4. Jim Vendetti (con). 5. Heather Cornwell

Item #88.678EC (Cont)
(con). 6. Dennis Montalto (con). 7. Carolina Janay (con). 8. Elena Meyers (con). 9. Phil Copland - project architect.
APPROVED WITH CONDITIONS, MOTION #11593 VOTE: 6-0
ABSENT: COMMISSIONER HU

16. 88.637D (Berkowitz)
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 19, 1989)

CONTINUED TO MARCH 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

17. 88.607D (Berkowitz)
96 COUNTRY CLUB DRIVE, southwest corner at Bonnie Brae Lane, Lot 28 in Assessor's Block 7279 - Request for Discretionary Review of Building Permit Application No. 8808444 for the construction of two additional bedrooms, a bathroom and a den for a single family house in an RH-1(D) (House, One-Family Detached Dwellings) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

8:26 - 9:25 P.M. III.B.714 - IV.A.629
Speakers: 1. Jean Batten - Discretionary Review requestor. 2. John Carroll (con). 3. Annette Levy (con). 4. William Batten (con). 5. Dr. Tsun Lee - project sponsor.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 5-0
DISAPPROVED, MOTION #11594 VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN AND HU

18. 88.692D (Berkowitz)
3425 JACKSON STREET, south side between Locust and Laurel Streets, Lot 20 in Assessor's Block 986 - Request for Discretionary Review of Building Permit Application No. 8812430 for a second story addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

CONTINUED TO MARCH 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

6:30 P.M.

19. 88.677ECV (Miller)
565 GROVE STREET, south side between Laguna and Octavia Streets, a through lot to Ivy Street, Lot 17 in Assessor's Block 807 - Request for authorization of Conditional Use to construct a 75-bed Residential Care Facility for the elderly, also requiring a variance of the rear yard provisions of the City Planning Code, in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District.

CONTINUED TO MARCH 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

Adjourned: 9:25 P.M.

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Special

S U M M A R Y

OF THE
SPECIAL JOINT MEETING
OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
TUESDAY
FEBRUARY 7, 1989
BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
2ND FLOOR, CITY HALL
1:30 P.M.

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PRESENT: City Planning Commissioners Bierman, Dick, Engmann, Hu, Johnson, Morales and Tom.

Recreation and Park Commissioners Eickman, Guggenhime, Harris, Mori, O'Connor and Ruiz.

NOTE: Leonard Tom substituted for Romaine Boldridge, regular alternate to Commissioner Coffey.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY CITY PLANNING COMMISSION PRESIDENT ENGMANN AND RECREATION AND PARK COMMISSION PRESIDENT EICKMAN AT 1:45 P.M.

City Planning Department Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Amit Ghosh, Stephen Shotland and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

1. (Ghosh)

Consideration of Guidelines for implementing Section 295 of the City Planning Code concerning shadow on 14 parks located in the Downtown area.

1:45 - 3:10 P.M. I.A.278 - I.B.239

Speakers: 1. John Holtzclaw - Sierra Club. 2. Robert McCarthy. 3. Howard Wexler. 4. Jeff Heller. 5. John Kosewic. 6. Jon Twichell. 7. Bette Landis. 8. Edith McMillan. 9. Steve Vettel.
The Recreation and Park Commission passed a motion to approve the guidelines by a vote of 6-0, Commissioner McAteer absent.
CITY PLANNING COMMISSION ACTION: APPROVED,
RESOLUTION #11595 VOTE: 7-0

EXECUTIVE SESSION

The purpose of the Executive Session is to confer with Legal Counsel on pending litigation per Government Code Section 54956.9(a) regarding Sparks

EXECUTIVE SESSION (Continued)

vs. City and County of San Francisco (Northern District Court Action #C88-3661).
NOTE: Following Executive Session, the Commissioners will return to their Special Joint Meeting.

Executive Session was held from 3:10 to 3:50 p.m.

A. SPECIAL CALENDAR (Continued)

2. (Shotland)
Consideration of Acquisition of the following sites for open space:
a) India Basin Park - Lots 6, 9, 11, and 13 in Assessor's Block 4629-A; Lots 11-18 in Assessor's Block 4605; and Lots 7-8, 12-13, 16, and 19 in Assessor's Block 4622;
b) Rock outcropping at 14th Avenue and Ortega Street - Lots 6, 11, 12, 21, and 22 in Assessor's Block 2050-A; and
c) Japanese Peace Plaza - Lot 22 in Assessor's Block 700.

3:50 - 4:25 P.M. I.B.249 - II.A.40
Speakers: 1. Sidney Pine - Rock Outcropping. 2. James Kindregan - Rock Outcropping. 3. Ronald Iwamasa - Ad Hoc Committee for Peace Plaza. 4. Steven Kirsch - Rock Outcropping. 5. Elie Tannenbaum - Rock Outcropping. 6. Lawrence Rouble - Rock Outcropping. 7. Dennis Hayashi - Peace Plaza. 8. Pat Langdell - Rock Outcropping. 9. Lydia Cassorla - Rock Outcropping. 10. John Kosewic - India Basin. 11. Bette Landis. 12. Charles Morimoto - Japanese Cultural Community Center of Northern California. 13. Thomas Stone - India Basin. 14. Hugh Bell - SHARP. 15. Ruth Gravanis.
The Recreation and Park Commission passed a motion to reaffirm their earlier action to recommend acquisition of the three sites, by a vote of 5-0, Commissioners Guggenhime and McAteer absent.
CITY PLANNING COMMISSION ACTION: REAFFIRMED EARLIER COMMISSION RECOMMENDATION FOR ACQUISITION, RESOLUTION #11596 VOTE: 7-0

B. PUBLIC COMMENT

Speakers: 1. Thomas Stone. 2. Adam Sparks - Rock owner. 3. Elizabeth Lacey - attorney for Rock owner.

Adjourned: 4:30 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 9, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Johnson and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Peter LaBrie, Amit Ghosh, Betsy Templeton, Larry Badiner, Thomas Casey, Jim Nixon, Glenda Skiffer, Gerald Green and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speakers: 1. Michael Page - Illegal bed and breakfast inn in Marina. 2. John Bardis - Enforcement. 3. Edith McMillan.

B. DIRECTOR'S REPORT

1. (LaBrie)
Informational presentation on the South Bayshore Plan, A Proposal for Citizen Review, published by the Department of City Planning. This presentation is informational only; a public hearing will be scheduled after community meetings are held. Copies of the Plan are available at the Department of City Planning, 450 McAllister Street, 4tn Floor.

1:55 - 2:05 P.M. I.A.178 - I.A.284
No public testimony received.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

1a. 88.287C (Green)
LAKESHORE PLAZA SHOPPING CENTER PLANNED UNIT DEVELOPMENT, block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue and Clearfield Drive, entire Assessor's Block 7255 - Informational presentation of proposed architecture, colors and materials for Planned Unit Development approved on December 15, 1988 consistent with conditions of City Planning Commission Motion No. 11545. This is for informational purposes only. No formal action by the Commission is required.

CONTINUED TO A LATER DATE.

2. (Ghosh)
Informational presentation of proposed work program on the Residential Conservation Rezoning Study by the Department of City Planning. Public testimony will be received. No formal action by the Commission is required. Copies of the proposed work program are available at 450 McAllister Street, 4th Floor.

2:05 - 3:10 P.M. I.A.294 - I.B.295
Speakers: 1. Mary Anne Miller. 2. Jake McGoldrick - Richmond Community Association. 3. Carol Taylor - Neighbors of the Excelsior. 4. Edith McMillan. 5. Wayne Rieke. 6. John Bardis - Inner Sunset Action Committee. 7. Terry Milne - Bernal Heights East Slope Design Review Board.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

3. (Edelin)
Consideration of the Work Program and Budget for the Department of City Planning Fiscal Year 1989-90. Public testimony will be received on priorities in staff and resource allocation under the budget.

3:10 - 4:25 P.M. I.B.296 - II.A.292
The Commission took a recess from 3:55 to 4:12 p.m.
Speakers: 1. Nancy Russell - North of Market Planning Coalition. 2. Lois Scott - Municipal Planners Association. 3. Jean Kortum - Landmarks Preservation Advisory Board. 4. Wayne Rieke. 5. John Bardis. 6. Sue Hestor. 7. Joe O'Donoghue.
CONTINUED TO FEBRUARY 16, 1989 VOTE: 7-0

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 86.346E (Roos)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Appeal of Preliminary Negative Declaration for a proposed Hotel/Commercial Building involving the demolition of two, one-story buildings containing about 12,095 gross square feet (gsf), and the construction of a 10-story, approximately 102-foot tall building totaling about 62,420 gsf including a 123-room hotel (60,620 gsf) and 1,800 gsf of ground floor retail/restaurant. Eight parking spaces would be provided in a basement level accessible from Anson Place. The project requires Conditional Use authorization.
(Proposed for continuation to February 16, 1989)

CONTINUED TO MARCH 2, 1989 VOTE: 7-0

5. 88.738C (Casey)
3600 WASHINGTON STREET, northwest corner of Locust Street, Lot 6 in Assessor's Block 987 - Request for authorization of Conditional Use to increase the existing pre-school with 12 children to 25 children in an RH-1 (House, One-Family) district.
(Proposed for continuation to February 16, 1989)

CONTINUED TO FEBRUARY 16, 1989 VOTE: 7-0

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.322DV (Berkowitz)
548 LOMBARD STREET, north side between Stockton and Powell Streets, Lot 15 in Assessor's Block 63 - Consideration of final action on Building Permit Application No. 8717287 for the CONSTRUCTION OF THREE STORIES CONTAINING THREE DWELLING UNITS OVER AN EXISTING GARAGE in an RM-2 (Mixed Residential, Moderate Density) district.
(Public Hearing Closed and Continued from Regular Meeting of February 2, 1989)
NOTE: On February 2, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-0, with Commissioner Hu absent.

The Commission unanimously passed a motion to allow Commissioner Hu to abstain.
APPROVED WITH CONDITIONS, MOTION #11597 VOTE: 6-0
ABSTAINED: COMMISSIONER HU

F. REGULAR CALENDAR

7. 88.568EB (Badiner)
2601 MARIPOSA STREET, south side between Bryant and York Streets, Lot 1 in Assessor's Block 4016 - Request for Project Authorization under the Office Development Limitation Program, Smaller Building Allocation, for up to 49,850 gross square feet of office space in an M-1 (Light Industrial) district and a 50-X Height and Bulk District. The project proposes to convert an existing vacant building to television/radio studios and ancillary uses and up to 102 parking spaces for KQED.
(Public Hearing Closed and Continued from Regular Meeting of February 2, 1989)

4:40 - 4:55 P.M. II.A.425 - II.A.710
Speakers: 1. Gene Zastrow - project sponsor. 2. Dennis Wilson - Best Foods.
APPROVED WITH CONDITIONS, MOTION #11598 VOTE: 7-0

8. 88.688C (Casey)
159 SAGAMORE STREET, south side between Plymouth and Capitol Avenues, Lot 48 in Assessor's Block 7147 - Request for authorization of Conditional Use for an existing church to increase its congregation from 35 to 45 people in an RH-1 (House, One-Family) district.

Item #88.688C (Cont)
4:39 - 4:40 P.M. II.A.381 - II.A.420
Speakers: 1. Frank (unknown). 2. Larry Marbelletti.
CONTINUED INDEFINITELY VOTE: 7-0

NOTE: The Commission will take a 15-minute recess at about 3:45 p.m.

4:00 P.M.

9. 88.644D (Nixon)
60 SAN FELIPE AVENUE, east side between San Jacinto Way and El Verano Way, Lot 28 in Assessor's Block 2047 - Request for Discretionary Review of Building Permit Application No. 8807647 proposing a two-story addition at the rear of the existing two-story over garage single family structure in an RH-1(D) (House, One-Family Detached Dwellings) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 19, 1989)

4:55 - 5:35 P.M. II.A.714 - II.B.360
Speakers: 1. Jay Shukert - project sponsor. 2. Christine Tour-Sarkissian - Discretionary Review requestor's representative. 3. Emil Skandarian - Discretionary Review requestor. 4. E.J. Shitouris (pro-DR). 5. Tom Gibbons (pro-DR). 6. Stephen House - project architect.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 7-0

10. 88.791U (Nixon)
2348 - 34TH AVENUE, east side between Taraval and Santiago Streets, Lot 30 in Assessor's Block 2362 - Request for authorization as an exception under the Neighborhood Conservation Interim Controls for a project which exceeds the depth limitation of a Tier 2 project as allowed by the City Planning Code. The proposal is to construct a one-story over garage single family structure which exceeds the average depth of the two adjacent buildings by approximately 8 feet on a vacant lot in an RH-1 (House, One-Family) district.

5:35 - 5:45 P.M. II.B.361 - II.B.492
Speakers: 1. Bruce Baumann - project sponsor. 2. Edith McMillan.
APPROVED WITH CONDITIONS, MOTION #11599 VOTE: 7-0

11. 88.502ET (Skiffer)
OCEAN AVENUE, between Phelan Avenue and Manor Drive - Consideration of a text change amending Section 781.3 of the City Planning Code to allow an exception for certain drive-up facilities in a food service use in the Ocean Avenue Fast Food Subdistrict in an NC-2 (Small-Scale Neighborhood Commercial) district.

Item #88.502ET (Cont)
5:45 - 6:05 P.M. II.B.493 - III.A.029
Speakers: 1. Harry O'Brien - McDonald's Restaurants' representative (pro). 2. Rev. Roland Gordon (pro). 3. Paul Alvarez (pro).
MOTION OF INTENT TO APPROVE FAILED (AMENDMENT DISAPPROVED), RESOLUTION #11600 VOTE: 3-4
VOTING NO: COMMISSIONERS DICK, ENGMANN, JOHNSON AND MORALES

12. 88.720C (Green)
1931 NORIEGA STREET, south side between 26th and 27th Avenues, Lot 47A in Assessor's Block 2063 - Request for authorization of Conditional Use to reduce the parking requirements for an existing dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to legalize construction work previously completed which resulted in the elimination of required off-street parking for the existing second and third floor dwelling units. The ground floor is currently used for Business Offices on a lot approximately 2,475 square feet in area.

6:05 - 6:20 P.M. III.A.030 - III.A.167
1. James Lee - project sponsor. 2. John Bardis (con).
APPROVED WITH ADDITIONAL CONDITION (i.e. prohibit conversion of upper story residential units), MOTION #11601 VOTE: 6-0
ABSENT: COMMISSIONER HU

13. 88.763C (Green)
431 BALBOA STREET, south side between 5th and 6th Avenues, Lot 47 in Assessor's Block 1639 - Request for authorization of Conditional Use to reduce the parking requirements for the proposed dwelling units within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to add two floors to the existing one-story commercial building. The new floors will contain approximately 1,400 square feet of offices (2nd floor) and two (2) new dwelling units (3rd floor) without provisions for two (2) required off-street parking spaces on a lot approximately 2,500 square feet in area.

CONTINUED TO FEBRUARY 16, 1989 VOTE: 7-0

Adjourned: 6:20 P.M.

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SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 16, 1989
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu and Morales.

ABSENT: Commissioners Dick and Nothenberg.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Gerald Green, Tom Casey, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

Speaker: Michael Page - Illegal Bed and Breakfast Inns.

B. DIRECTOR'S REPORT

Staff reported on status of 900 Green Street design and compliance. Speakers: 1. Harry O'Brien - attorney for Russian Hill Neighbors. 2. F. Joseph Butler - Russian Hill Neighbors' representative.

1. (Edelin)
Consideration of the Work Program and Budget for the Department of City Planning Fiscal Year 1989-90. Public testimony will be received on priorities in staff and resource allocation under the budget.

2:10 - 3:20 P.M. I.A.254 - I.B.412
Speakers: 1. Edith McMillan. 2. Lois Scott - Municipal Planners Association. 3. Mary Anne Miller. 4. Michael Page - San Francisco Apartment House Association. 5. John Bardis - Inner Sunset Action Committee.
APPROVED BASE BUDGET FOR FISCAL YEAR 1989-90,
RESOLUTION #11602 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG
PASSED MOTION OF INTENT TO APPROVE AMENDED BASE BUDGET WITH MODIFIED STAFF DEPLOYMENT (i.e. shifting staff from Conditional Uses/ Variances to Plan Checking and Violation Abatement) VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 86.346C (Blazej)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.
(Continued from Regular Meeting of February 2, 1989)
(Proposed for continuation to March 2, 1989)

CONTINUED TO MARCH 2, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

2:30 P.M.

E. REGULAR CALENDAR

3. 88.763C (Green)
431 BALBOA STREET, south side between 5th and 6th Avenues, Lot 47 in Assessor's Block 1639 - Request for authorization of Conditional Use to reduce the parking requirements for the proposed dwelling units within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to add two floors to the existing one-story commercial building. The new floors will contain approximately 1,400 square feet of offices (2nd floor) and two (2) new dwelling units (3rd floor) without provisions for two (2) required off-street parking spaces on a lot approximately 2,500 square feet in area.
(Continued from Regular Meeting of February 9, 1989)

3:45 - 3:55 P.M. I.B.436 - I.B.591
Speaker: Fu Gin - project designer.
APPROVED AS AMENDED WITH CONDITIONS (i.e. no second floor commercial, two dwelling units on 2nd and 3rd floors), MOTION #11603 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

4. 88.324CV (Casey)
700-704 BAY STREET, northwest corner of Bay and Leavenworth Streets, Lot 2-B in Assessor's Block 27 - Request for authorization of Conditional Use for the construction of a garage for six off-street parking spaces for three dwelling units in the required rear yard in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of January 12, 1989)

3:55 - 4:05 P.M. I.B.593 - I.B.804
Speaker: Bruce Baumann - project sponsor's representative.
DISAPPROVED, MOTION #11604 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

5. 88.738C (Casey)
3600 WASHINGTON STREET, northwest corner of Locust Street, Lot 6 in Assessor's Block 987 - Request for authorization of Conditional Use to increase the existing pre-school with 12 children to 25 children in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of February 9, 1989)

4:07 - 4:35 P.M. I.B.808 - II.A.307
Speakers: 1. Leslie Roffman - project sponsor. 2. Susan Buckhardt (pro). 3. Virginia Frings (pro). 4. Lynn Coonan (pro). 5. Terry Levin (pro). 6. Gene Russell (con). 7. Sylvia Bunshoft - Presidio Heights Association of Neighbors (con). 8. Esther Linfield (con). 9. Brian Burry (con). 10. Frances Bradford (con). 11. Anne Holding (pro).
APPROVED WITH ADDITIONAL CONDITIONS, MOTION #11605 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

6. 84.397CC (Blazej)
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(A) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to $1.00 per occupied hotel guest room per day up to a maximum of $39,000 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of $300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-O (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.

4:35 - 5:10 P.M. II.A.315 - II.B.029
Speakers: 1. Steve Vettel - attorney for project sponsor. 2. Calvin Welch - Council of Community Housing Organizations (con). 3. Joe Kaufman - North of Market Planning Coalition (con). 4. Sue Hestor (con).
PASSED MOTION OF INTENT TO APPROVE WITH AMENDED CONDITIONS (i.e. sponsor must pay opening fee, 1987 payment, 1988 payment, and $300,000 lump sum payment for remaining years), FINAL MOTION ON FEBRUARY 23, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND NOTHENBERG

Adjourned: 5:10 P.M.

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I.B.804

VOTE: 5-0

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SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
FEBRUARY 16, 1989
ROOM 282, CITY HALL
4:00 P.M.

PRESENT: Commissioners Bierman, Boldridge, Engmann and Morales.

ABSENT: Commissioners Dick, Hu and Nothenberg.

4:00 P.M.

SPECIAL MEETING BEGAN AT 5:10 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Amit Ghosh, Betsy Templeton and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

Informational Workshop and discussion on the following matter:

NOTE: This is for informational purposes only and will not involve formal action on any matters.

Development controls for the Mid-Market Street area, generally bounded by Market, Mission, 5th and 9th Streets, and the proposed Trinity Plaza project located in the area.

Staff presentation was cancelled.

B. PUBLIC COMMENT

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Speakers: 1. Bernard Averbusch - Market Street Association. 2. Michael McGill - SPUR. 3. Nancy Russell - North of Market Planning Coalition. 4. Joe Kaufman. 5. Sam Kalman. 6. John Elberling - TODCO. 7. Gayle Justice - Canon Kip Community House. 8. John McGraw. 9. Dick Morten - San Francisco Chamber of Commerce. 10. Jeffrey Phillips - San Francisco Board of Realtors. 11. James Mitchell - project architect, Trinity Plaza.
The Commission commented on the following:
1) Trinity Plaza - choice between density and affordability of existing vs. proposed housing.
2) Timing in consideration of Trinity Plaza and Mid-Market permanent zoning.

B. PUBLIC COMMENT (Cont)

Staff proposed that the Commission consider adopting a policy of Discretionary Review for the Mid-Market area and to consider the Trinity Plaza project as soon as possible under their Discretionary Review powers.

Adjourned: 6:10 P.M.

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SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 23, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu and Johnson.

ABSENT: Commissioner Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:38 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Stephen Shotland, Gerald Green, Mike Berkowitz, Tom Casey and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Speakers: 1. Leonard Kingsley - 1444 Green Street project. 2. Michael Page - Illegal bed and breakfast inn in Marina. 3. George Hoffberg - 1444 Green Street project. 4. Bok Pon (American-Chinese Association) - Procedures for Neighborhood Conservation Rezoning Study surveys.

B. DIRECTOR'S REPORT

1. (Williams)

Public hearing to receive testimony on necessary revisions and updating of the San Francisco Master Plan. The Department of City Planning is beginning a process of reviewing annually the completeness and adequacy of the Master Plan. This hearing is the first in this process. Following the public hearing, amendments will be prepared for consideration by the Commission. The Master Plan has been reprinted in a single volume and is available for purchase at the Department of City Planning offices at 450 McAllister Street, 4th Floor.

2:00 - 2:35 P.M. I.A.242 - I.A.755

Speakers: 1. Merle Lawrence - Mayor's Advisory Council on Child Care. 2. Martha G. Roditti - Children's Council of San Francisco.

Item #1 (Cont)
3. Judy David - Bay Area Employers Child Care Coalition. 4. Joe Boss. 5. Mary Anne Miller. 6. John Bardis - Inner Sunset Action Committee. 7. Bok Pon.
President Engmann requested that staff conduct another workshop in the fall and that staff supply a brief analysis on the dates of adoption and revisions for each Master Plan Element and priorities in updating various elements. Also, as a part of the Residence Element revisions, staff was asked to report on other elements which need revisions concurrent with those of the Residence Element.
PUBLIC HEARING CLOSED. NO ACTION REQUIRED.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 88.546E (Christie)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration for the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.
(Proposed for continuation to March 2, 1989)

CONTINUED TO MARCH 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

3. 88.754E (Christie)
540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.
(Proposed for continuation to March 16, 1989)

CONTINUED TO MARCH 16, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

4. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of January 19, 1989)
(Proposed for continuation to March 23, 1989)

Item #87.419D (Cont)
CONTINUED TO MARCH 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 84.397CC (Blazej)
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to $1.00 per occupied hotel guest room per day up to a minimum of $39,000 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of $300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-O (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.
(Public Hearing Closed and Continued from Regular Meeting of February 16, 1989)

CONTINUED TO MARCH 2, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

2:30 P.M.

F. REGULAR CALENDAR

6. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of February 2, 1989)

CONTINUED TO MARCH 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

7. 88.459ET (Shotland)
Consideration of amendments to Section 603 of the City Planning Code to permit advertising on transit shelters or associated kiosks within the Market Street Special Sign District. The Market Street Special Sign District extends on Market Street from Steuart Street to the Central Freeway overpass.

Item #88.459ET (Cont)
2:38 - 2:45 P.M. I.A.788 - I.B.014
No public testimony received.
APPROVED, RESOLUTION #11606 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

8. 88.735D (Nixon)
119 ORTEGA STREET, south side between 8th and 9th Avenues, Lot 21 in Assessor's Block 2126 - Request for Discretionary Review of Building Permit Application No. 8807632 proposing a two-bedroom, one-bath roof-top addition to the existing one story over garage, single family structure in an RH-1 (House, One-Family) district within a 40-X Height and Bulk District.
(a) Consideration of Discretionary Review
(b) Discretionary Review Hearing

CONTINUED TO MARCH 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

THE COMMISSION TOOK A RECESS FROM 2:50 TO 4:00 P.M.

4:00 P.M.

9. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct a three-story building with a dwelling unit and no provision of required residential off-street parking on a lot approximately 2,400 square feet in size.
(Continued from Regular Meeting of January 26, 1989)

4:03 - 5:05 P.M. I.B.049 - II.A.052
Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Joe O'Donoghue - Residential Builders Association (pro). 3. Irene Bricka (pro). 4. Eva Hue (con). 5. Helen Naish - Greater West Portal Neighborhood Association (con). 6. Dorothy McDougall - Parkside District Improvement Club (con). 7. Clark Bradford (con). 8. Howard Strassner - Greater West Portal Neighborhood Association (con). 9. Howard Strassner - Greater West Portal Neighborhood Association (con). 10. Bob Milne - SPEAK (con). 11. Arthur Crissey (con). 12. Margaret Siegel - SPEAK (con).
CONTINUED TO MARCH 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

10. 89.007C (Green)
4645 MISSION STREET, south side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083 - Request for authorization of Conditional use to expand the floor area devoted to a single commercial tenant resulting in floor area in excess of 6,000 square

Item #89.007C (Cont)
feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to expand the existing floor area devoted to Walgreens Drug Store from approximately 9,300 square feet to approximately 12,300 square feet for off-street loading and to increase both storage and customer sales area on a lot with approximately 155 feet of frontage along Mission Street.

5:05 - 5:30 P.M. I.A.071 - I.A.307
Speakers: 1. Alice Barkley - project sponsor's representative. 2. Carol Taylor - Neighbors of the Excelsior (pro). 3. Marian Aird (pro). 4. Julius Zamacona (pro). 5. Alan Siegel (pro).
APPROVED WITH AMENDED CONDITIONS (i.e. truck deliveries),
MOTION #11607 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

11. 88.724D (Berkowitz)
155 MARSTON AVENUE, south side between Phelan Avenue and Edna Street, Lot 26 in Assessor's Block 3185 - Request for Discretionary Review of Building Permit Application No. 8813325 for a rear yard addition to a single story above garage, single family house in an RH-1 (House, One- Family) district.
(a) Consideration of Discretionary Review
(b) Discretionary Review hearing

5:30 - 5:50 P.M. II.A.309 - II.A.596
Speakers: 1. Joe Thomasik - Discretionary Review requestor's representative. 2. Mr. Yeh - Discretionary Review requestor. 3. Marie White - project sponsor. 4. Geraldine Wells (con-DR).
Motion to take Discretionary Review failed due to lack of a second.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 5-1
VOTING NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER MORALES

12. 88.749C (Casey)
401 TWIN PEAKS BOULEVARD, southwest corner of Burnett Avenue, Lot 15 in Assessor's Block 2719-C - Request for authorization of Conditional Use for the addition of a two-car garage and exterior deck to a single family hillside residence with an existing two-car garage in an RH-1(D) (House, One-Family Detached Dwellings) district.

5:50 - 6:00 P.M. II.A.602 - II.B.016
6:30 - 6:42 P.M. II.B.304 - II.B.459
Speakers: 1. John Grove - project architect. 2. Ramona - Twin Peaks Council (pro). 3. Margaret Verges - Coalition of San Francisco Neighborhoods Safety Committee.
APPROVED WITH CONDITIONS AS DRAFTED BY STAFF,
MOTION #11608 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

13. 88.770C (Casey)
120 LATHROP AVENUE, southwest corner of Wheeler Avenue, Lot 1 in Assessor's Block 5090 - Request for authorization of Conditional Use to establish a Day Care Center for up to 50 children in an existing church in an RH-1 (House, One-Family) district.

6:03 - 6:30 P.M. II.B.029 - II.B.303
Speakers: 1. Andy Forrest - project sponsor's representative. 2. Don Bartone - Little Hollywood Improvement Association (pro).
CONTINUED TO MARCH 9, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

14. 88.788C (Casey)
476 FAIR OAKS STREET, east side between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing residential care facility from 12 to 20 residents in an RH-3 (House, Three-Family) district.

CONTINUED INDEFINITELY VOTE: 6-0
ABSENT: COMMISSIONER MORALES

6:00 P.M.

15. 89.002I (Casey)
CASTRO STREET AND DUBOCE AVENUE (DAVIES MEDICAL CENTER), between 14th Street, Duboce Avenue, Castro Street and Noe Street, Lot 1 in Assessor's Block 3539 - Hearing for Davies Medical Center Institutional Master Plan covering ten years of development from 1989-1999.
(Continued from Regular Meeting of January 26, 1989)

6:55 - 8:10 P.M. II.B.467 - III.A.691
NOTE: A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.
Speakers: 1. Greg Menardo - Davies Medical Center, President. 2. Dr. Greg Buncke. 3. Dr. Stephen Follansbee. 4. Kathleen Kane. 5. Tristano Palermino. 6. David Glassberg. 7. Larry Griffin - Local 250. 8. Celia Phillips. 9. Betty Levitin. 10. Steve Zembo. 11. Peter Pursley. 12. Tony Treviso - Godfather Service Fund. 13. Brian Christianson. 14. Tom Kearney - Duboce Triangle Neighborhood Association. 15. William Ryan - Buena Vista Neighborhood Association.
President Engmann requested the following information prior to consideration of any proposed project by Davies:
1) What is the relationship of the proposed facilities and the needs of the institution?
2) Describe the origin and specialties of the physicians to occupy the proposed medical office building, and how they relate to the existing specialties within the hospital.
3) What is the impact of providing a new parking facility for the institution with a static or declining level of employees and patients?

Item #89.002I (Cont)

4) Will the proposed parking facility block views? If so, what views and what portion of the views will be blocked?

He also suggested a review by the Health Commission of the Institutional Master Plan.

PUBLIC HEARING CLOSED. NO ACTION REQUIRED.

Adjourned: 8:10 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
MARCH 7, 1989
ROOM 282, CITY HALL
4:00 P.M.

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PRESENT: Commissioners Boldridge, Dick, Engmann, Hu, Karasick and Morales.

ABSENT: Commissioner Bierman.

4:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 4:17 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Dan Sullivan, Nancy Gin, Barry Pearl, Patricia Mendoza and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action on any matters.

Code enforcement/violation abatement in the Department of City Planning -- process, interface with other City agencies, and problems.

Representatives from other City agencies, including the Bureau of Building Inspection, City Attorney's Office, Fire Department, Police Department and Health Department, have been invited to participate in the workshop.

Representatives from other City agencies included: Judy Boyajian and Susan Machtinger - City Attorney, Robert Kelly and Lawrence Cornfield - Bureau of Building Inspection, Joe Grubb - Housing Inspection Division/Department of Public Works, Ben Gate and Ken Sato - Bureau of Environmental Health/Department of Public Health, Captain Charles Farrell - Bureau of Fire Prevention/Fire Department, Officer Arietta - Police Department.
Following staff presentation, the Commission inquired/discussed the following issues with Department staff and other City staff present:
1) Fines/liens on tax bills imposed by other departments and the possibility of similar penalties for Planning Code violators.
2) Inspection fees and their use by other departments and the Planning Department which do not have to involve the City Attorney's Office.
3) Possibility of using the Bureau of Building Inspection staff to enforce certain types of violations.
4) Private rights of action for citizens to use against Planning Code violators.
5) Ways of designing new legislation to help enforcement.

A. Informational Workshop and discussion on the following matter: (Cont)

6) Deterrence value of informing the public about Planning Code violations through posting property and recording active Code enforcement cases on 38 reports.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Speakers: 1. Peter Brown - Fisherman's Wharf Planning Committee. 2. Marian Aird - Neighbors of the Excelsior. 3. Margaret Siegel - SPEAK. 4. Carol Taylor. 5. Joe Butler - Russian Hill Neighbors. 6. Edith McMillan. 7. Joe O'Donoghue - Residential Builders Association. 8. Alice Barkley.
President Engmann suggested that members of the Commission, Mr. Passmore and staff meet to discuss various resources for improving Code enforcement procedures and processes, with follow-up discussions with the City Attorney's Office and the Bureau of Building Inspection.

Adjourned: 6:15 P.M.

CPC 392

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#21
3/9/89

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 9, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Eva Liebermann, Bill Wycko, Amit Ghosh, Paul Deutsch, Gerald Green, Tom Casey, David Hood, Carol Roos, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. (Edelin)
Consideration of Resolution to extend the Professional Services Contract with the University of California, Berkeley, for Proposition K (Sunlight/Shadow) Study to April 30, 1989.

1:48 - 1:50 P.M. I.A.30 - I.A.44
APPROVED, RESOLUTION #11615 VOTE: 6-0
ABSENT: COMMISSIONER DICK

2. (Liebermann)
Informational presentation on the status of the Northern Waterfront Study.

1:50 - 2:35 P.M. I.A.049 - I.A.634
Speakers: 1. Phil Kern - Fisherman's Wharf Seafood Center, Project Manager. 2. Tom Conrad - San Francisco Redevelopment Agency. 3. Pat Flanagan.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

3. (Templeton/Ghosh)
Consideration of the Neighborhood Conservation Rezoning Study work program and discussion of alternative approaches for dealing with 1-unit buildings in RH-2 districts to simplify the density mapping and analysis portions of the work program. The work program, dated February 2, 1989, is available at 450 McAllister Street, 4th Floor. Public testimony will be received.

2:45 - 3:20 P.M. I.A.807 - I.B.384
Speakers: 1. Edith McMillan. 2. Mary Anne Miller - SPEAK. 3. Jake McGoldrick - Richmond Community Association. 4. Margaret Siegel.
The Commission instructed staff to revise the Neighborhood Conservation Rezoning Study work program to replace extensive field surveys of residential density in the RH-2 districts with alternative text amendments for demolition controls on single family homes in RH-2 districts. President Engmann also asked that staff gather information on the following: sizes, costs and rents for demolished buildings and replacement buildings; differences in off-street parking provided in demolished vs. replacement buildings; demolition and new construction permit information in RH-2 districts in recent years; sales of new homes in RH-2 districts; insurance implications of demolitions; analysis of in-law unit additions and the economic impacts of demolishing single family homes with in-law units.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Commissioner Morales inquired about a report for the permanent zoning controls for the blocks located near Hastings Law School. Staff will schedule necessary amendments to the Master Plan and the proposed permanent zoning changes in March.
Commissioner Engmann requested a report on the conformity of construction of a project on Blackstone Court.
Commissioner Dick inquired about the use of the Discretionary Review form and making project sponsors aware of the concerns expressed by Discretionary Review requestors.
Commissioner Bierman inquired about scheduling a presentation by the Community Board Program before the Commission.

D. ITEMS TO BE CONTINUED

4. 88.635ET (McCormick/Gin)
ADDITIONAL UNIT AMNESTY LEGISLATION, Board of Supervisors' File No. 115-88-6 introduced by Supervisor Nelder - Consideration of proposed amendments to the text of the City Planning Code adding Section 207.3 which would allow the legalization of all existing unlawful dwelling units in any zoning district, city-wide, within a one-year period, provided that related off-street parking requirements are met through the building permit process. Section 207.3 as proposed waives all other provisions of the City Planning Code. Public testimony will also be taken concerning the possible physical environmental effects of the proposed TEXT AMENDMENT.
NOTE: This legalization has been withdrawn.

WITHDRAWN. NO ACTION REQUIRED.

4a. 88.648E (Maltzer)
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration for the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.
(Proposed for continuation to March 23, 1989)

CONTINUED TO MARCH 23, 1989 VOTE: 7-0

2:30 P.M.

E. REGULAR CALENDAR

5. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of February 23, 1989)

CONTINUED TO MARCH 23, 1989 VOTE: 7-0

6. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit and to reduce the residential parking requirements for the new mixed use building to be constructed on the site within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and dwelling unit therein and to construct a three-story building containing approximately 1,697 square feet of ground floor retail area, approximately 1,469 square feet of second floor office area and one (1) third floor dwelling unit without the one (1) required off-street parking space on a lot approximately 2,400 square feet in size.
(Continued from Regular Meeting of February 23, 1989)

3:23 - 4:00 P.M. I.B.400 - II.A.131
Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Howard Strassner - Greater West Portal Neighborhood Association (con). 3. Eva Hue (con). 4. Mary Anne Miller - SPEAK (con). 5. Margaret Siegel (con). 6. Clark Bradford (con).
Motion of approval died due to lack of a second.
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL ACTION ON MARCH 16, 1989 VOTE: 5-2
VOTING NO: COMMISSIONERS ENGMANN AND HU

THE COMMISSION TOOK A RECESS FROM 4:00 TO 4:17 P.M.

7. 88.770C (Casey)
120 LATHROP AVENUE, southwest corner of Wheeler Avenue, Lot 1 in Assessor's Block 5090 - Request for authorization of Conditional Use to establish a Day Care Center for up to 50 children in an existing church in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of February 23, 1989)

4:17 - 4:40 P.M. II.A.136 - II.A.370
Speakers: 1. Andy Forrest - project sponsor's representative. 2. Don Bartone - Little Hollywood Improvement Association. 3. Dr. Chester Kim - project sponsor.
APPROVED WITH ADDITIONAL CONDITION (i.e. occupancy of the proposed Day Care Center would not occur until conditions #1-9 of motion for approval of First Korean Presbyterian Church at same location be met), MOTION #11616 VOTE: 7-0

8. 88.766D (Hood)
600 ALVARADO STREET, northwest corner of Castro Street, Lot 52 in Assessor's Block 277 - Request for Discretionary Review of Building Permit Application No. 8815436 to merge five dwelling units into four dwelling units.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

4:40 - 4:46 P.M. II.A.374 - II.A.483
Speaker: Bill Courtney - project sponsor.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 7-0
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL ACTION ON MARCH 16, 1989 VOTE: 7-0

9. 86.346E (Roos)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Appeal of Preliminary Negative Declaration for a proposed Hotel/Commercial Building involving the demolition of two, one-story buildings containing about 12,095 gross square feet (gsf), and the construction of a 10-story, approximately 102-foot tall building totaling about 62,420 gsf including a 123-room hotel (60,620 gsf) and 1,800 gsf of ground floor retail/restaurant. Eight parking spaces would be provided in a basement level accessible from Anson Place. The project requires Conditional Use authorization.
(Continued from Regular Meeting of March 2, 1989)

4:47 - 5:10 P.M. II.A.484 - II.B.054
Speakers: 1. Nancy Russell - North of Market Planning Coalition, appellant. 2. Richard Livingston (pro-appeal). 3. Ted Feldman (pro-appeal).
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11617 VOTE: 6-1
VOTING NO: COMMISSIONER BIERMAN

10. 86.346C (Blazej)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.
(Continued from Regular Meeting of March 2, 1989)

5:10 - 6:15 P.M. I.B.059 - III.A.067
Speakers: 1. Vincent Tai - project sponsor. 2. Nancy Russell - North of Market Planning Coalition (con). 3. Joe Kaufman (con). 4. Richard Livingston (con). 5. Lynn Leininger - Nob Hill Neighbors (con).
PASSED MOTION OF INTENT TO APPROVE, FINAL ACTION ON MARCH 16, 1989 VOTE: 4-3
VOTING NO: COMMISSIONERS BIERMAN, ENGMANN AND MORALES

Adjourned: 6:15 P.M.

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 16, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:40 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Lu Blazej, Gerald Green, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

1:45 - 1:55 P.M. I.A.004 - I.A.184
1. Rev. John Frykman (Coalition to Save Ocean Beach) - Ocean Beach Parcel 3 Development. 2. Carol Taylor (Neighbors of the Excelsior) - 4780 Mission Street. 3. Nancy Russell (North of Market Planning Coalition) - 665 Bush Street. 4. Michael Page (Marina Homeowners Association).

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

1. 84.397CC (Blazej)
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to $1.00 per

Item #84.397CC (Cont)
occupied hotel guest room per day with a minimum payment of $39,026 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of $300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-O (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.
(Public Hearing Closed and Continued from Regular Meeting of March 2, 1989)
(Proposed for continuation to April 6, 1989)
NOTE: On February 16, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.

CONTINUED TO APRIL 13, 1989 VOTE: 6-0
ABSENT: COMMISSION HU

2. 88.754EC (Christie)
540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.
(Continued from Regular Meeting of February 23, 1989)
(Proposed for continuation to April 13, 1989)

CONTINUED TO APRIL 13, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

3. 88.374EZ (Skiffer)
Consideration of Permanent Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Proposed for indefinite continuation)

CONTINUED TO MARCH 23, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 88.649C (Green)
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Consideration of final action on request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit and to reduce

Item #88.649C (Cont)
the residential parking requirements for the new mixed use building to be constructed on the site within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and dwelling unit therein and to construct a three-story building containing approximately 1,697 square feet of ground floor retail area, approximately 1,469 square feet of second floor office area and one (1) third floor dwelling unit without the one (1) required off-street parking space on a lot approximately 2,400 square feet in size.
(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)
NOTE: On March 9, 1989, the Commission passed a motion of intent to disapprove the request by a vote of 5-2, Commissioners Engmann and Hu dissenting.

The Commission passed a motion to rescind their earlier motion of intent to disapprove by a unanimous vote. The case will be rescheduled and readvertised as a different project with two stories of commercial use only.

5. 88.766D (Hood)
600 ALVARADO STREET, northwest corner of Castro Street, Lot 52 in Assessor's Block 277 - Consideration of final action on Building Permit Application No. 8815436 to merge five dwelling units into four dwelling units.
(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)
NOTE: On March 9, 1989, the Commission passed a motion of intent to approve the application with conditions by a unanimous vote.

APPROVED WITH AMENDED CONDITIONS (i.e. plaque/notice bin lobby noting rent control), MOTION #11618 VOTE: 7-0

6. 86.346C (Blazej)
665-671 BUSH STREET, south side between Powell Street and Chelsea Place, Lots 11 and 12 in Assessor's Block 285 - Consideration of final action on request for authorization of Conditional Use to construct an up to 123-room hotel with up to 2,500 square feet of retail space in a 101-foot high building in a C-3-G (Downtown Commercial General) district and a 240-H Height and Bulk District. The project is subject to the C-3-G zoning controls in effect prior to the adoption of the Downtown Plan. A previous project was approved by City Planning Commission Motion No. 10848 to construct 49 residential units, 18,800 square feet of office and retail space and parking for 23 cars.
(Public Hearing Closed and Continued from Regular Meeting of March 9, 1989)
NOTE: On March 9, 1989, the Commission passed a motion of intent to approve the request by a vote of 4-3, Commissioners Bierman, Engmann and Morales dissenting.

Item #86.346C (Cont)
2:18 - 2:33 P.M. I.A.424 - I.A.678
3:15 - 3:20 P.M. I.B.409 - I.B.449
Speakers: 1. Nancy Russell - North of Market Planning Coalition (con). 2. Vincent Tai - project sponsor.
APPROVED WITH AMENDED CONDITIONS (i.e. contribution to housing and community services, best effort to employ neighborhood residents), MOTION #11619 VOTE: 5-2
VOTING NO: COMMISSIONERS BIERMAN AND MORALES

F. REGULAR CALENDAR

7. 88.790C (Gallagher)
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of February 2, 1989)

CONTINUED TO APRIL 13, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

8. 88.742C (Green)
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.
(Continued from Regular Meeting of March 2, 1989)

2:35 - 3:15 P.M. I.A.680 - I.B.397
Speakers: 1. Tom Lee - project architect. 2. Mark Ryser - Foundation for San Francisco's Architectural Heritage (con).
CONTINUED TO MARCH 30, 1989 VOTE: 7-0

9. 88.540D (Green)
3741 BUCHANAN STREET, west side between Beach and North Point Streets, Lots 2 and 3 in Assessor's Block 445-A - Request for Discretionary Review of Building Permit Application Nos. 8810661 and 8810662 to construct a three-story mixed use building with two floors of commercial and one (1) dwelling unit without off-street parking (on Lot 3), and to expand the second floor of the existing building (on Lot 2) in an NC-2 (Small-Scale Neighborhood Commercial) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Item #88.540D (Cont)

3:20 - 3:45 P.M. I.B.463 - II.A.065

Speakers: 1. Brett Gladstone - representative of Discretionary Review requestor. 2. Brad Heinz (pro-DR). 3. Anthony Brown - Discretionary Review requestor. 4. Michael Page (pro-DR). 5. James Rubin - project sponsor.

A motion to take discretionary review failed by a vote of 2-5, Commissioners Boldridge, Dick, Engmann, Hu and Karasick dissenting.

PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 5-2

VOTING NO: COMMISSIONERS BIERMAN AND MORALES

THE COMMISSION TOOK A RECESS FROM 3:45 TO 4:05 P.M.

10. 88.739D (Berkowitz)

453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of March 2, 1989)

4:05 - 4:47 P.M. II.A.067 - II.A.564

Speakers: 1. Donald Stroh - project sponsor. 2. Patrick O'Farrell - (pro-DR). 3. Andy Harris (pro-DR). 4. Larry Paul - project architect.

CONTINUED TO APRIL 6, 1989 VOTE: 7-0

3:00 P.M.

11. 88.674U (Berkowitz)

184 BEAUMONT AVENUE, east side between Lone Mountain Terrace and Turk Street, Lot 14 in Assessor's Block 986 - Request for exception under Tier 3 of the Neighborhood Conservation Interim Controls for Building Permit Application No. 8813048 for a rear yard addition and interior remodel of a single family house in an RH-2 (House, Two-Family) district.

4:48 - 5:25 P.M. II.A.573 - II.B.244

Speakers: 1. Jack Fahnestock - project architect. 2. Michael Abraham (con).

PASSED MOTION OF INTENT TO APPROVE WITH MODIFICATIONS (i.e. bring south rear wall in conformity with Tier 2 standards), FINAL MOTION ON MARCH 23, 1989 VOTE: 5-2

VOTING NO: COMMISSIONERS BOLDRIDGE AND KARASICK

12. 88.792V (Berkowitz)

2320-2322 BROADWAY, north side between Steiner and Fillmore Streets, Lot 4 in Assessor's Block 563 - Request for exception under Tier 3 of the Neighborhood Conservation Interim Controls for Building Permit Application No. 8816719 for the construction of rear yard decks for a two-family house in an RH-1 (House, One-Family) district.

Item #88.792V (Cont)

5:25 - 6:20 P.M. II.B.245 - III.A.199

Speakers: 1. Donna Garolla - project sponsor. 2. Jacqueline Stavi - project architect. 3. Jack Scott - representative of opposing neighbors. 4. Mrs. Tracy (con). 5. Nora Stone (con). 6, Marie Cleasby - Pacific Heights Residents Association (con). 7. Myron Stone (con). 8. James Tracy (con).

PASSED MOTION OF INTENT TO APPROVE REVISED PLANS WITH REDUCTION IN DECK SIZE AT 4TH AND 5TH LEVELS, FINAL ACTION ON MARCH 23, 1989 VOTE: 7-0

13. 88.553D (Berkowitz)

30 GRAYSTONE TERRACE, west side between Pemberton Place and Twin Peaks Boulevard, Lot 5 in Assessor's Block 2705 - Request for exception under Tier 3 of the Neighborhood Conservation Interim Controls for Building Permit Application No. 8808938 for the construction of a rear yard addition to a two-story above garage single family house in an RH-1 (House, One-Family) district.

6:20 - 7:25 P.M. III.A.201 - III.B.206

Speakers: 1. Gordon Lau - project sponsor's representative. 2. George Leung - project sponsor. 3. Jennie Leung - project sponsor. 4. Mark Leung (pro). 5. Denise Leung Lee (pro). 6. Diana Richmond (con). 7. Alice Tarcher (con). 8. Olive Ferrari (con). 9. Jerry Ritter (con). 10. Donald Bond (con). 11. Martin Tarcher (con). 12. Louis Ferrari (con). 13. John Ferrari (con). 14. Ramona - Twin Peaks Council.

CONTINUED TO APRIL 13, 1989 VOTE: 7-0

Adjourned: 7:25 P.M.

CPC 415

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 23, 1989
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
JUL 26 1989
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Hu, Karasick and Morales.

ABSENT: Commissioner Engmann.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MORALES AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Lu Blazej, Vincent Marsh, Glenda Skiffer, David Hood, Jim Nixon, Jim Miller, Gerald Green, Thomas Casey and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

1:45 - 2:30 P.M. I.A.006 - I.A.639
Speakers: 1. Edith McMillan. 2. Margaret Verges - revision of Planning Code. 3. Lorraine Lucas - revision of Planning Code. 4. Mary Anne Miller - revision of Planning Code. 5. Lois Scott - revision of Planning Code. 6. Margaret Siegel - revision of Planning Code. 7. John Bardis - revision of Planning Code. 8. Joe O'Donoghue - revision of Planning Code.

B. DIRECTOR'S REPORT

Mr. Macris reported on the publication of the Department's report on the Annual Office Development Limitation Program and announced the schedule of public hearings. Commissioner Morales requested that the project sponsors of the competing projects submit further information concerning employment. Commissioner Bierman also inquired about the proper procedures for reviewing the projects in advance of the public hearings.

1. 85.114EC (Blazej)
500 BAY STREET at Taylor Street - Informational presentation on the reconstruction of the east and north facades of the Musto Building as required by City Planning Commission Motion No. 11182, Condition No. 1 under Design, as part of the new Hyatt Hotel project.

Item #85.114EC (Cont)
2:48 - 3:15 P.M. I.B.042 - I.B.346
Speakers: 1. John Sanger - representative for San Francisco Bay/Taylor Associates. 2. Pat Flanagan - Fisherman's Wharf Association. 3. Christopher Martin - Citizens' Advisory Committee for Fisherman's Wharf. 4. M.K. Veloz.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

2. 87.538EAVD (Marsh)
1555 LOMBARD STREET, 30 AND 30-1/2 BLACKSTONE COURT, within the Blackstone Court Historic District, Lots 3 and 3-H in Assessor's Block 504 - Informational presentation and Status Report on Motion No. 11430 approved by the City Planning Commission on August 18, 1988. No formal action is required.

3:17 - 3:25 P.M. I.B.359 - I.B.466
Speakers: 1. Jean Kortum - Landmarks Preservation Advisory Board. 2. Alice Barkley - project sponsor's representative.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

2a. 87.081CPCP (Skiffer)
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the status of development under Conditional Use and Coastal Permit authorization for completion of Parcel Three of the Ocean Beach Planned Unit Development.

3:25 - 3:55 P.M. I.B.471 - I.B.557
THE COMMISSION TOOK A RECESS FROM 3:55 TO 4:15 P.M.
4:15 - 4:35 P.M. I.B.558 - II.A.314
Speakers: 1. Victor Gonzalez - project sponsor. 2. John Frykman - Coalition to Save Ocean Beach. 3. Anita Rued. 4. Nick Sapunar. 5. Vivian Goodwin. 6. John Goodwin. 7. Dave Warren. 8. Samuel Noily - project architect.
PRESENTATION COMPLETED. NO ACTION REQUIRED. DESIGN GUIDELINES FOR DEVELOPMENT ON THIS PARCEL WILL BE PRESENTED TO THE COMMISSION AT A LATER DATE.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

3. 88.648ED (Maltzer)
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.
(Continued from Regular Meeting of March 9, 1989)
(Proposed for continuation to March 30, 1989)

CONTINUED TO MARCH 30, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

4. 89.025ES (Christie)
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration on the proposed subdivision of an existing single parcel into 29 lots; no new construction is proposed; project includes construction of a "U"-shaped street from Meade Avenue to service the proposed lots; subdivision requires approval by the Board of Supervisors.
(Proposed for continuation to April 6, 1989)

CONTINUED TO APRIL 6, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

5. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of March 9, 1989)
(Proposed for continuation to April 6, 1989)

CONTINUED TO MARCH 30, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

6. (Arce)
Consideration of proposed revised Residential Design Guidelines to be used by the Department of City Planning in the review of residential projects in height districts of 40 feet or less.
(Continued from Regular Meeting of February 2, 1989)
(Proposed for continuation to a later date)

CONTINUED TO APRIL 20, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 88.674U (Berkowitz)
184 BEAUMONT AVENUE, east side between Lone Mountain Terrace and Turk Street, Lot 14 in Assessor's Block 986 - Consideration of final action on a request for authorization as an exception under the Neighborhood Conservation Interim Controls for a Tier 3 project (Building Permit Application No. 8813048). The proposal is a rear yard addition and interior remodel of a single family house in an RH-2 (House, Two-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)
NOTE: On March 16, 1989, the Commission passed a motion of intent to approve the request with modifications by a vote of 5-2, Commissioners Boldridge and Karasick dissenting.

Item #88.674U (Cont)
APPROVED WITH CONDITIONS, MOTION #11620 VOTE: 4-2
VOTING NO: COMMISSIONERS BOLDRIDGE AND KARASICK
ABSENT: COMMISSIONER ENGMANN

8. 88.792V (Berkowitz)
2320-2322 BROADWAY, north side between Steiner and Fillmore Streets, Lot 4 in Assessor's Block 563 - Consideration of final action on a request for authorization as an exception under the Neighborhood Conservation Interim Controls for a Tier 3 project (Building Permit Application No. 8816719). The proposal is to construct rear yard decks for a two-family house in an RH-1 (House, One-Family) district. (Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)
NOTE: On March 16, 1989, the Commission passed a motion of intent to approve the request with modifications by a unanimous vote.

APPROVED WITH CONDITIONS, MOTION #11621 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

F. REGULAR CALENDAR

9. 88.374EZ (Skiffer)
Consideration of Permanent Zoning Controls for property bounded by Golden Gate Avenue, Larkin, Hyde and McAllister Streets, including Lots 4, 10, 11, 12, 13, 14, and 15 in Assessor's Block 347 which would reclassify property from a C-3-G (Downtown General Commercial) district to an RC-4 (Residential-Commercial Combined, High Density) district, from an 80-X to an 80-T Height and Bulk District, and amend the boundaries of the North of Market Residential Special Use District to include these properties.
(Continued from Regular Meeting of March 16, 1989)
NOTE: The staff will give a status report on the study. No formal Commission action will be taken.

4:52 - 5:05 P.M. II.A.542 - II.A.737
Speakers: 1. Marcia Rosen - Council of Community Housing Organizations, North of Market Planning Coalition. 2. Mr. Mitchell.
CONTINUED INDEFINITELY VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

10. 88.793CV (Hood)
192-196 LAIDLEY STREET AND 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for authorization of Conditional Use to expand three of four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district. A variance to the rear yard requirement is also requested to create one additional off-street parking space in the required rear yard.

Item #88.793CV (Cont)
5:05 - 6:00 P.M. II.A.738 - II.B.597
Items 10 and 11 were heard together.
Speakers: 1. John Blackwell - project architect. 2. Bob Blyberg - project sponsor.
APPROVED PARTIAL ADDITION AND STAIRWAY/DISAPPROVED FIRST FLOOR EXPANSION, MOTION #11622 VOTE: 4-2
VOTING NO: COMMISSIONERS DICK AND KARASICK
ABSENT: COMMISSIONER ENGMANN

11. 88.793CV (Hood)
192-196 LAIDLEY STREET AND 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for REAR YARD AND GARAGE DOOR WIDTH/CURB CUT VARIANCES for a proposal to demolish an existing two-car garage and to replace it with a new three-car garage at the rear of the subject through lot in an RH-1 (House, One-Family) district.

5:05 - 6:00 P.M. II.A.738 - II.B.597
Items 10 and 11 were heard together. See Item 10 for speakers.
PUBLIC HEARING CLOSED.

3:00 P.M.

12. 88.735D (Nixon)
119 ORTEGA STREET, south side between 8th and 9th Avenues, Lot 21 in Assessor's Block 2126 - Request for Discretionary Review of Building Permit Application No. 8807632 proposing a two-bedroom, one-bath roof-top addition to the existing one story over garage single family structure in an RH-1 (House, One-Family) district within a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of February 23, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS DICK AND ENGMANN

13. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a four-story, three residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of February 23, 1989)

6:00 - 7:30 P.M. II.B.627 - III.B.202
Speakers: 1. Eric Miller - project sponsor's representative. 2. Bobbie Sue Hood - project architect. 3. Jon Lindeke - Discretionary Review requestor. 4. Bob Nelson (pro-DR). 5. Deborah Dupire

Item #87.419D (Cont)
(pro-DR). 6. Patricia Johnson (pro-DR). 7. Randall Schwabacher (pro-DR). 8. Mr. Mitchell (pro-DR). 9. Jonathan Bulkley - Planning Association for the Richmond (pro-DR). 10. Lisa Mahoney (pro-DR). 11. Norman Hirsch (pro-DR).
CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

14. 88.677ECV (Miller)
565 GROVE STREET, south side between Laguna and Octavia Streets, a through lot to Ivy Street, Lot 17 in Assessor's Block 807 - Request for authorization of Conditional Use to construct a 75-bed Residential Care Facility for the elderly, also requiring a variance of the rear yard provisions of the City Planning Code, in an RM-1 (Mixed Residential, Low Density) district and a 50-X Height and Bulk District.
(Continued from Regular Meeting of February 2, 1989)

CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

THE COMMISSION TOOK A RECESS FROM 7:35 TO 7:45 P.M.

4:00 P.M.

15. 89.004C (Green)
3913 - 24TH STREET, south side between Noe and Sanchez Streets, Lot 39 in Assessor's Block 6508 - Request for authorization of Conditional Use to add live comedy performances defined as OTHER ENTERTAINMENT by Section 790.38 of the City Planning Code to an existing restaurant within the 24th Street/Noe Valley Neighborhood Commercial District. The proposal is to install theater lighting and a stage in the rear dining area of the existing COURTYARD CAFE to provide live stand-up comedy performances to approximately 50 patrons three nights a week. The restaurant will remain open during performances.

7:45 - 8:55 P.M. III.B.254 - IV.A.536
Speakers: 1. Davood Mozaffari - project sponsor. 2. Bob Fisher - Holy City Zoo Comedy Club (pro). 3. David Kohn (pro). 4. Michael Cronbach (pro). 5. Vince Hogan (pro). 6. John Stalp - Friends of Noe Valley (con). 7. Fred Methner - East and West of Castro Street Improvement Club (con). 8. Amalia True-Hartwell (con). 9. Dwight Domenichini (con). 10. Mary Domenichini (con). 11. Yvonne Borg (con). 12. Peggy Lenardowitz (con). 13. Jean Amos (con). 14. Jack Scott (con). 15. Louise Franson (con). 16. Rosanne DePaulo (con). 17. Joanne Domenichini (con). 18. Claire Pilcher (con). 19. Jeff Kaliss - Noe Valley Voice. 20. Mattie Carlin (con).
DISAPPROVED, MOTION #11623 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

16. 89.005C (Green)
3327 - 26TH STREET, south side between Capp Street and South Van Ness Avenue, Lot 23 in Assessor's Block 6571 - Request for authorization of Conditional Use to reduce the residential parking requirements for an existing residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to legalize a basement dwelling unit by eliminating one (1) required off-street parking space to allow for a total of four (4) lawful dwelling units without any parking provisions on a lot approximately 2,875 square feet in size.

8:55 - 9:10 P.M. IV.A.538 - IV.A.765
Speaker: Juliet Cuaton - project sponsor.
DISAPPROVED, MOTION #11624 VOTE: 4-2
VOTING NO: COMMISSIONERS BIERMAN AND MORALES
ABSENT: COMMISSIONER ENGMANN

17. 88.788C (Casey)
476 FAIR OAKS STREET, between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing Residential Care Facility from 12 to 25 residents, by adding a four-bedroom addition in an RH-3 (House, Three-Family) district.

9:10 - 9:50 P.M. IV.A.775 - IV.B.225
Speakers: 1. Peter Rounds - project sponsor's representative. 2. Fred Wise (con). 3. Beverly Shore (con). 4. Charles Kridler (con). 5. David Powers (con).
CONTINUED TO APRIL 6, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

5:00 P.M.

18. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.

CONTINUED TO MARCH 30, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

19. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of

Item #88.761CV (Cont)
the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.

CONTINUED TO MARCH 30, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

Adjourned: 9:50 P.M.

CPC 420

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#21
3/30/89

SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 30, 1989
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Dick, Hu, Karasick, Morales and Tom.

ABSENT: Commissioner Engmann.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MORALES AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Mike Berkowitz and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Speakers: 1. Harold Wright (Forest Hill Association) - revision of Planning Code. 2. Joe O'Donoghue. 3. Michael Page.

B. DIRECTOR'S REPORT

1. (Kessler)

Consideration of Resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request for Fiscal Year 1988-89 to reallocate funds from the non-salary account to the salary account to cover an expected salary account shortfall.

1:55 - 1:58 P.M. I.A.097 - I.A.132
No public testimony received.
APPROVED, RESOLUTION #11625 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

2. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of March 23, 1989)
(Proposed for continuation to April 13, 1989)

CONTINUED TO APRIL 13, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

3. 89.044C (Green)
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three (3) story mixed use building with ground floor commercial, second floor offices, and two dwelling units on the third floor without required off-street residential parking on a lot approximately 2,500 square feet in size.
(Proposed for indefinite continuation)

CONTINUED INDEFINITELY VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

E. REGULAR CALENDAR

4. 88.648ED (Maltzer)
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.
(Continued from Regular Meeting of March 23, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

5. 88.742C (Green)
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed use building containing a second floor office, three (3) dwelling

Item #88.742C (Cont)
units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.
(Continued from Regular Meeting of March 16, 1989)

2:05 - 2:55 P.M. I.A.189 - I.B.092
Speakers: 1. Mark Ryser - Foundation for San Francisco's Architectural Heritage (con). 2. Lauren Bricker (con). 3. Bobbie Sue Hood (con). 4. Stuart Morton - Russian Hill Improvement Association (con). 5. Tom Lee - project architect. 6. Maye Lee - project sponsor. 7. Russ Lee.
CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

6. 89.031C (Green)
2550 IRVING STREET, between 26th and 27th Avenues, Lot 38 in Assessor's Block 1724 and Lots 47, 48, and 49 in Assessor's Block 1781 - Request for authorization of Conditional Use to expand the floor area of the existing San Francisco Police Credit Union, resulting in total floor area in excess of 4,000 square feet, and to increase the amount of off-street parking within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to create second story floor area within the existing two-story building envelope, increasing the total floor area by approximately 1,712 square feet, and to restrip the existing parking lot on the south side of Irving Street, across from the Credit Union, resulting in three (3) additional parking spaces.

2:55 - 3:08 P.M. I.B.093 - I.B.230
Speaker: Mark Lawrence - project architect.
APPROVED WITH CONDITIONS, MOTION #11626 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

7. 88.579EAXC (Badiner)
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-O (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code. The case report is available at the Zoning Information Counter at 450 McAllister Street.

CONTINUED TO APRIL 13, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

3:00 P.M.

8. 88.736D (Berkowitz)
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the construction of a two-story above garage single family house in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.

3:08 - 3:45 P.M. I.B.232 - I.B.328
THE COMMISSION TOOK A RECESS FROM 3:45 TO 4:05 P.M.
4:05 - 4:57 P.M. I.B.346 - II.A.637
Speakers: 1. Eda Piccini - project sponsor. 2. Lucia Bogatay (pro). 3. Roger Katz (pro). 4. Jill Wynns - Bernal Heights East Slope Design Review Board (con). 5. Terry Milne (con). 6. Betty Killick (con). 7. Kerry Merriman (con). 8. Ben Bruner (con). 9. Linda Seekins (con). 10. Evelyn Pine (con).
CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

9. 88.740D (Berkowitz)
3621 DIVISADERO STREET, west side between Beach and North Point Streets, Lot 1-F in Assessor's Block 919 - Request for Discretionary Review of Building Permit Application No. 8813036 for the CONSTRUCTION OF A SECOND STORY ADDITION, SEISMIC AND STRUCTURAL IMPROVEMENTS AND REMODELING OF A SINGLE FAMILY HOUSE in an RM-3 (Mixed Residential, Medium Density) district.
a) Consideration of Discretionary Review.
b) Discretionary Review hearing.

DISCRETIONARY REVIEW REQUEST WITHDRAWN. NO COMMISSION ACTION REQUIRED.

4:30 P.M.

10. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
(Continued from Regular Meeting of March 23, 1989)

CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

11. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.
(Continued from Regular Meeting of March 23, 1989)

CONTINUED TO APRIL 27, 1989 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

Adjourned: 5:00 P.M.

CPC 426

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
TUESDAY
APRIL 18, 1989
450 McALLISTER STREET, ROOM 600
4:00 P.M.

PRESENT: Commissioners Bierman, Dick, Engmann, Hu and Morales.

ABSENT: Commissioners Coffey and Nothenberg.

4:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 4:20 P.M.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Dan Sullivan, Lois Scott, Neil Hart, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

A. Informational Workshop and discussion on the following matter:

NOTE: No public testimony will be received at this time. This is for informational purposes only and will not involve action.

Department of City Planning Fiscal Year 1989-90 Work Program and Management Plan -- work activities and priorities for permit processing and procedural changes.

Mr. Edelin reviewed with the Commission a memorandum from Mr. Macris, dated April 17, 1989, about the Department's work program and operations management. The Commission inquired about and discussed with the Department the following: Ways of ensuring complete applications and using the Bureau of Building Inspection staff, using volunteer help for certain tasks to relieve existing staff, pros and cons of using project sponsor for informing interested neighbors, soliciting greater cooperation from the Bureau of Building Inspection, potential procedural and zoning changes for Institutional Master Plans, Conditional Uses and Discretionary Review.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker. The Commission will not act formally on any matters raised.

Speakers: 1. Margaret Siegel. 2. Mary Anne Miller. 3. Edith McMillan. 4. Lois Scott - Municipal Planners Association. 5. Neil Hart.

Adjourned: 6:15 P.M.

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Special

SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
APRIL 6, 1989
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

1:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:10 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

SPECIAL CALENDAR

Informational presentation on the following projects which are competing in the Annual Office Limitation Program.

NOTE: This is for informational purposes only and will not involve formal action on any matters. No public comment will be received at this time.

87.613BXH - 150 CALIFORNIA STREET
86.73BX - 222 - 2ND STREET
84.199BX - 524 HOWARD STREET
85.414BX - 101 - 2ND STREET

Speakers: 1. Peter Clarke - PacTel Properties. 2. Larry Doane - project architect for 150 California Street. 3. Jeffrey Heller - project architect for 524 Howard Street. 4. Harry O'Brien - representative for 524 Howard Street. 5. David Fitzpatrick - Markborough Properties. 6. Kathleen Chapman - Chevron Properties. 7. Peter Gordon - project architect for 222 - 2nd Street. 8. Ned Kahn. 9. Steve Ham - EQE, Inc. DEPARTMENT STAFF RECOMMENDED THAT THE COMMISSION REVISE THE SCHEDULE FOR THE OFFICE DEVELOPMENT LIMITATION PROGRAM TO CONDUCT HEARINGS ON APRIL 20 AND MAY 4, 1989, WITH ACTION BY THE COMMISSION ON MAY 11, 1989.

Adjourned: 3:00 P.M.

CPC 423

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY
APRIL 6, 1989
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

1:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:10 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Barbara Sahm and Lori Yamauchi - Administrative Secretary.

SPECIAL CALENDAR

Informational presentation on the following projects which are competing in the Annual Office Limitation Program.

NOTE: This is for informational purposes only and will not involve formal action on any matters. No public comment will be received at this time.

87.613BXH - 150 CALIFORNIA STREET
86.73BX - 222 - 2ND STREET
84.199BX - 524 HOWARD STREET
85.414BX - 101 - 2ND STREET

Speakers: 1. Peter Clarke - PacTel Properties. 2. Larry Doane - project architect for 150 California Street. 3. Jeffrey Heller - project architect for 524 Howard Street. 4. Harry O'Brien - representative for 524 Howard Street. 5. David Fitzpatrick - Markborough Properties. 6. Kathleen Chapman - Chevron Properties. 7. Peter Gordon - project architect for 222 - 2nd Street. 8. Ned Kahn. 9. Steve Ham - EQE, Inc. DEPARTMENT STAFF RECOMMENDED THAT THE COMMISSION REVISE THE SCHEDULE FOR THE OFFICE DEVELOPMENT LIMITATION PROGRAM TO CONDUCT HEARINGS ON APRIL 20 AND MAY 4, 1989, WITH ACTION BY THE COMMISSION ON MAY 11, 1989.

Adjourned: 3:00 P.M.

CPC 423

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4/6/89

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 6, 1989
ROOM 282, CITY HALL
2:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

2:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 3:15 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahm, Mike Berkowitz, Tom Casey, Gerald Green, Ivan Christie, Vincent Marsh and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Speakers: 1. Lois Mitchell - 5-7 Castro Street. 2. Margaret Siegel (SPEAK) - Enforcement. 3. Joe O'Donoghue - 5-7 Castro Street.

B. DIRECTOR'S REPORT

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

1. 89.099C (Casey)
1735 FRANKLIN STREET, west side between California and Sacramento Streets, Lot 2 in Assessor's Block 641 - Request for authorization of Conditional Use to convert a single family residence (Designated Landmark No. 126), currently being used as law offices, into group housing with nine bedrooms in an RH-2 (House, Two-Family) district. (Proposed for continuation to April 13, 1989)

CONTINUED TO APRIL 13, 1989 VOTE: 7-0

2. 88.637D (Berkowitz)
1173 VALLEJO STREET, south side between Leavenworth and Jones Streets, Lot 59 in Assessor's Block 151 - Request for Discretionary Review of Building Permit Application No. 8807285 for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of March 2, 1989)
(Proposed for continuation to April 20, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

E. REGULAR CALENDAR

3. 88.739D (Berkowitz)
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Discretionary Review of Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of March 2, 1989)

3:40 - 3:55 P.M. II.A.234 - II.A.267
THE COMMISSION TOOK A RECESS FROM 3:55 TO 4:05 P.M.
4:05 - 4:20 P.M. II.A.271 - II.A.715
Speakers: 1. Larry Paul - project architect. 2. Patrick O'Farrell - Discretionary Review requestor. 3. Nick Jarrett - project sponsor.
PASSED MOTION OF INTENT TO APPROVE REVISED PLANS, FINAL ACTION ON APRIL 13, 1989 VOTE: 4-3
VOTING NO: COMMISSIONERS BIERMAN, DICK AND MORALES

4. 88.810D (Berkowitz)
2620 JACKSON STREET, south side between Scott and Pierce Streets, Lot 15 in Assessor's Block 585 - Request for Discretionary Review of Building Permit Application No. 8818894 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing.

4:20 - 5:40 P.M. II.A.727 - II.B.738
Speakers: 1. Sandy Walker - project sponsor. 2. Bernard Schoenberg - representative of Mr. and Mrs. Frank Myer. 3. Sharon Myer - Discretionary Review requestor. 4. Frank Myer - Discretionary Review requestor. 5. William Campbell.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW VOTE: 7-0
MOTION OF INTENT TO APPROVE WITH DELETION OF 4 FT. EXTENSION ON 2ND FLOOR FAILED BY A VOTE OF 2-5, COMMISSIONERS BIERMAN, BOLDRIDGE, DICK, ENGMANN AND KARASICK DISSENTING.
PASSED MOTION OF INTENT TO APPROVE WITH 45° ANGLE ON FIRST AND SECOND LEVELS, FINAL ACTION ON APRIL 13, 1989 VOTE: 6-1
VOTING NO: COMMISSIONER ENGMANN

5. 88.382DV (Berkowitz)
2550 GREENWICH STREET, north side between Scott and Divisadero Streets, Lot 32 in Assessor's Block 937 - Request for Discretionary Review of Building Permit Application No. 8716185 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

5:40 - 6:00 P.M. II.B.740 - III.A.176
Speakers: 1. Cory McCabe - Discretionary Review requestor. 2. Phil Smith - pro-DR. 3. Eve Solomon - pro-DR. 4. Richard Crandall - project architect. 5. Eileen Savitsky - property owner.
MOTION TO TAKE DISCRETIONARY REVIEW FAILED BY A VOTE OF 2-5, COMMISSIONERS BOLDRIDGE, DICK, HU, KARASICK AND MORALES DISSENTING.

4:00 P.M.

6. 88.788C (Casey)
476 FAIR OAKS STREET, between 25th and 26th Streets, Lot 38 in Assessor's Block 6534 - Request for authorization of Conditional Use to expand an existing Residential Care Facility from 12 to 25 residents, by adding a four-bedroom addition in an RH-3 (House, Three-Family) district.
(Continued from Regular Meeting of March 23, 1989)

6:00 - 6:10 P.M. III.A.185 - III.A.308
Speakers: 1. Mrs. Grepo - project sponsor. 2. Peter Rounds - project architect.
APPROVED WITH AMENDED CONDITIONS, MOTION #11627 VOTE: 7-0

7. 89.063C (Green)
551 TARAVAL STREET, southeast corner of 16th Avenue, Lot 27 in Assessor's Block 2410 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district and Taraval Street Restaurant and Fast Food Subdistrict. The proposal is to add a sandwich preparation and seating area occupying approximately 300 square feet with seating for up to 16 persons within a retail store with a total area of approximately 1,800 square feet.

6:10 - 6:11 P.M. II.A.309 - II.A.356
Speaker: Stavros Papadakis - project sponsor.
APPROVED WITH CONDITIONS, MOTION #11628 VOTE: 7-0

8. 89.025ES (Christie)
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Appeal of Preliminary Negative Declaration on the proposed subdivision of an existing single parcel into 29 lots; no new construction is proposed; project includes construction of a "U"-shaped street from Meade Avenue to service the proposed lots; subdivision requires approval by the Board of Supervisors.
(Continued from Regular Meeting of March 23, 1989)

Item #89.025ES (Cont)
6:28 - 7:22 P.M. III.A.359 - III.B.265
Speakers: 1. Ralph House - Bayview Hill Neighborhood Association. 2. Lovey Barnes - pro-appeal. 3. Mary Noel Pepys - project sponsor's representative. 4. Sherry Gross. 5. Karen Pierce - Bayview Hunters Point Democratic Club. 6. David Statner - project sponsor. 7. Paul Agonafer.
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11628 VOTE: 7-0

9. 89.025ES (Hood)
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district. (Joint hearing with the Department of Public Works)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

5:30 P.M.

10. 88.807L (Marsh)
FRANCIS "LEFTY" O'DOUL/THIRD STREET BRIDGE, located in between Lot 5 in Assessor's Block 3803 and Lot 1 in Assessor's Block 3813; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Francis "Lefty" O'Doul/Third Street Bridge as a Landmark, pursuant to Article 10 of the City Planning Code.

7:28 - 7:30 P.M. III.B.287 - III.B.367
Speaker: Terry Milne.
APPROVED, RESOLUTION #11629 VOTE: 7-0

11. 88.753L (Marsh)
700-768 - 7TH STREET (BAKER AND HAMILTON BUILDING), south side between King and Townsend Streets, Lot 1 in Assessor's Block 3799; Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of the Baker and Hamilton Building as a Landmark, pursuant to Article 10 of the City Planning Code.

7:30 - 7:33 P.M. III.B.368 - III.B.390
No public testimony received.
APPROVED, RESOLUTION #11630 VOTE: 7-0

Adjourned: 7:35 P.M.

SF
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4/13/89

S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 13, 1989
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
SEP 6 1989
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:45 P.M.

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, George Williams - Assistant Director for Plans and Programs, Lu Blazej, Glenda Skiffer, Rebecca Kohlstrand, Mike Berkowitz, Tom Casey, Ivan Christie, Gerald Green, Jim Miller, Larry Badiner and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. DIRECTOR'S REPORT

1. 88.685EFTZCV (Skiffer)
1045 CAPP STREET, east side between 25th and 26th Streets, through lot to Cypress Street, Lot 46 in Assessor's Block 6527 in an RM-1 (Mixed Residential, Low Density) district proposed for an RM-2 (Mixed Residential, Moderate Density) district and a 50-X Height and Bulk District - Consideration of Resolution of Intent to initiate an amendment to the text of the City Planning Code to provide for a Capp Street Affordable Housing Special Use District in which there would be a density bonus with Conditional Use authorization for developments containing low and moderate income units.
NOTE: A public hearing is proposed for May 4, 1989.

No public testimony received.
APPROVED, RESOLUTION #11631 VOTE: 7-0

2. 85.135C (Blazej)
900 GREEN STREET, at Taylor Street - Staff Report on proposals to bring the 900 Green Street project into compliance with Conditions of Approval of Motion No. 10418.

Item #85.135C (Cont)
1:48 - 3:00 P.M. I.A.071 - I.B.232
Speakers: 1. Alice Barkley - attorney for project sponsor. 2. Harry O'Brien - attorney for Russian Hill Neighbors. 3. Joseph Butler - Russian Hill Neighbors. 4. Peter Hediaros - Telegraph Hill Dwellers. 5. Richard Bishop. 6. Jeanette Sperry. 7. Nan Maguire - North Beach Neighbors.
PRESENTATION COMPLETED. THE COMMISSION UNANIMOUSLY PASSED A MOTION REQUESTING A MEETING WITH THE DEPARTMENT STAFF, PROJECT SPONSOR AND NEIGHBORS TO RESOLVE THE PROBLEMS, AND IF NOT RESOLVABLE, THEN THE COMMISSION WOULD CONSIDER TAKING DISCRETIONARY REVIEW.

3. 87.081CPCP (Blazej)
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.

CONTINUED TO APRIL 27, 1988 VOTE: 7-0

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 88.790C (Gallagher)
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of March 16, 1989)
(Proposed for continuation to June 1, 1989)

CONTINUED TO JUNE 1, 1989 VOTE: 7-0

5. 87.613BXH (Badiner)
150 CALIFORNIA STREET, northeast corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Request for Project Authorization for 206,900 gsf of office space; Request for a Permit to Alter a Category I Preservation Building (Marine Building, 158 California Street); and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-O (Downtown Office) district and within 75-X and 350-S Height and Bulk Districts. The western portion of the site (Lot 5, portion of Lot 4) is in the California Street/Front Street Conservation District.
(Proposed for continuation to April 20, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

6. 84.199BX (Badiner)
524 HOWARD STREET, north side of Howard Street between First and Second Streets, Lot 13 in Assessor's Block 3721 - Request for Project Authorization for 199,965 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-O(SD) (Downtown Office, Special Development) district and a 450-S Height and Bulk District.
(Proposed for continuation to April 20, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

7. 85.414BX (Badiner)
101 - 2ND STREET, southeast corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Project Authorization for 393,567 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-O (Downtown Office) district and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/2nd Street Conservation District.
(Proposed for continuation to April 20, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

8. 86.73BX (Badiner)
222 - 2ND STREET, southwest corner of Second and Howard Streets, Lots 1, 4, and 53 in Assessor's Block 3735 - Request for Project Authorization for 220,250 gsf of office space; and Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-O(SD) (Downtown Office, Special Development) district and 150-S and 350-S Height and Bulk Districts.
(Proposed for continuation to April 20, 1989)

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

9. 88.754EC (Christie)
540 HAMPSHIRE STREET, west side between Mariposa and 18th Streets, Lot 4 in Assessor's Block 4015 - Appeal of Preliminary Negative Declaration on the proposed renovation of an existing vacant warehouse into a residential re-entry center for State offenders who are residents of San Francisco; no off-street parking spaces would be provided. The project requires Conditional Use authorization by the City Planning Commission at a public hearing.
(Continued from Regular Meeting of March 16, 1989)
NOTE: The project has been withdrawn.

PROJECT WITHDRAWN. NO ACTION REQUIRED.

9a. 88.796C (Gallagher)
990 COLUMBUS AVENUE, southwest corner of Chestnut Street, Lot 48 in Assessor's Block 65 - Request for authorization of Conditional Use under Section 722.48 for the establishment of a Chinese Music Club, defined as both "Other Entertainment" under Section 790.38 and "Other

Item #88.796C (Cont)
Institution, Large" under Section 790.50, in the North Beach Neighborhood Commercial District.
(Continued from Regular Meeting of March 30, 1989)
NOTE: The project has been withdrawn.

PROJECT WITHDRAWN. NO ACTION REQUIRED.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 84.397CC (Blazej)
345 CALIFORNIA STREET, block bounded by California, Battery, Pine and Sansome Streets, Lots 17, 18, 19, and 20 in Assessor's Block 261 - Consideration of final action on the request to Modify the Conditional Use authorized by City Planning Commission Motion No. 10237, adopted on February 14, 1985, approving the use of specified floors in the completed project for a 162-room hotel, rather than the 55 dwelling units originally approved. Condition No. 3(B) of Motion No. 10237 requires the project sponsor to contribute an annual payment for 20 years to the City's Affordable Housing Fund equal to $1.00 per occupied hotel guest room per day with a minimum payment of $39,026 annually. The project sponsor seeks to modify this condition to allow a one-time contribution of $300,000 to the City's Site Acquisition Fund for the construction of affordable housing by non-profit developers. The project is located within the C-3-O (Downtown Commercial Office) district and a 400-S Height and Bulk District. No physical change is proposed to the project.
(Public Hearing Closed and Continued from Regular Meeting of March 16, 1989)
NOTE: On February 16, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-0, Commissioners Dick and Nothenberg absent.

3:10 - 3:13 P.M. I.B.317 - I.B.376
Speakers: 1. Steve Vettel - representative for 345 California Street. 2. Sue Hestor.
CONTINUED TO APRIL 20, 1989 VOTE: 7-0

11. 88.739D (2) (Berkowitz)
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 6, 1989)
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

CONTINUED TO APRIL 20, 1989 VOTE: 7-0

12. 88.810D (Berkowitz)
2620 JACKSON STREET, south side between Scott and Pierce Streets, Lot 15 in Assessor's Block 585 - Consideration of final action on Building Permit Application No. 8818894 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 6, 1989)
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application with changes by a vote of 6-1, Commissioner Engmann dissenting.

3:13 - 3:14 P.M. I.B.377 - I.B.402
No public testimony received.
APPROVED WITH CONDITIONS, MOTION #11632 VOTE: 6-1
VOTING NO: COMMISSIONER ENGMANN

3:00 P.M.

F. REGULAR CALENDAR

13. 89.158R (Kohlstrand)
TRANSPORTATION EXPENDITURE PLAN FOR THE 1/2% SALES TAX PROPOSITION - Consideration of Resolution to endorse the Transportation Expenditure Plan proposed to be put before the voters of the City and County of San Francisco in November 1989. The Transportation Expenditure Plan will include a prioritized list of essential transportation projects within San Francisco City and County and a recommendation on whether to adopt a retail transactions and use tax (sales tax) of 1/2% to fund projects identified in the Plan. This is a city-wide project. Expenditure of funds is proposed in the following transportation categories: Transit, Streets and Traffic Safety, Paratransit, and Transportation Systems Management. Copies of the Draft Transportation Expenditure Plan are available to the general public at 450 McAllister Street, 4th Floor.

3:15 - 3:47 P.M. I.B.404 - II.A.072
Speakers: 1. Jim Haas (pro). 2. Norman Rolfe.
THE COMMISSION DECIDED NOT TO TAKE ACTION AT THIS TIME.

14. 88.553D (Berkowitz)
30 GRAYSTONE TERRACE, west side between Pemberton Place and Twin Peaks Boulevard, Lot 5 in Assessor's Block 2705 - Request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project of Building Permit Application No. 8808938 for the construction of a rear yard addition to a two-story above garage single family house in an RH-1 (House, One-Family) district.

4:05 - 5:05 P.M. II.A.075 - II.B.057
Speakers: 1. Gordon Lau - attorney for project sponsor. 2. George Leung - project sponsor. 3. Harold Wong - project engineer. 4. Martin Tarcher (con). 5 Gerald Ritter (con). 6. Viola Falchetti

Item #88.553D (Cont)
(con). 7. Bob Bush (con). 8. Alexander Spencer (pro). 9. Calvin Lee (pro). 10. Lou Ferrari (con).
PASSED MOTION OF INTENT TO APPROVE WITH MODIFICATIONS, FINAL ACTION ON APRIL 20, 1989 VOTE: 6-1
VOTING NO: COMMISSIONER KARASICK

15. 89.099C (Casey)
1735 FRANKLIN STREET, west side between California and Sacramento Streets, Lot 2 in Assessor's Block 641 - Request for authorization of Conditional Use to convert a single family residence (Designated Landmark No. 126), currently being used as law offices, into group housing with nine bedrooms in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 6, 1989)

5:05 - 5:15 P.M. II.B.071 - II.B.182
Speakers: 1. Pam Elliot - Pacific Heights Residents Association (con). 2. David Cincotta - representative for project sponsor.
APPROVED WITH AMENDED CONDITIONS, MOTION #11633 VOTE: 7-0

4:15 P.M.

16. 88.546ECV (Christie)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Appeal of Preliminary Negative Declaration on the proposed construction of a four-story mixed use building which would contain ground floor retail use, second floor office space and five dwelling units on the upper floors, with six off-street parking spaces provided, after demolition of the existing retail/residential building.
(Continued from Regular Meeting of March 2, 1989)

5:15 - 5:30 P.M. II.B.185 - II.B.364
Speakers: 1. Cheryl Bartow - Inner Sunset Neighborhood Association (appellant). 2. Margaret Verges (pro-appeal). 3. Ramona Albright - Coalition for San Francisco Neighborhoods (pro-appeal). 4. Bruce Baumann - project sponsor (con-appeal).
DENIED APPEAL/SUSTAINED NEGATIVE DECLARATION,
MOTION #11634 VOTE: 7-0

17. 88.546ECV (Green)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of

Item #88.546ECV (Cont)
office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.
(Continued from Regular Meeting of March 2, 1989)

5:30 - 8:00 P.M. II.B.396 - III.B.687
Speakers: 1. Bruce Baumann - project sponsor's representative. 2. Van Obermueller - project sponsor. 3. Miyeko Takahashi Obermueller - project sponsor. 4. Eva Leonard (pro). 5. Marcella Altos (pro). 6. Jerry Protes (pro). 7. Bill Dwyer (pro). 8. Roberto Heckscher (pro). 9. Dennis Wright (pro). 10. Unidentified speaker (pro). 11. Steve Fujii (pro). 12. Brenda Leffler (pro). 13. Sue Tomose (pro). 14. Menayo Silver (pro). 15. Marimo Takahike (pro). 16. Emiko Komatsu (pro). 17. Wilma Taylor (pro). 18. Bob Silver (pro). 19. Mary Anne Miller - SPEAK. 20. Cheryl Switzer - Inner Sunset Neighborhood Association (con). 21. Matt Dames (con). 22. Bruce Dobbyn (con). 23. Mary Hanni - architect for neighborhood association (con). 24. Joseph Solaric (con). 25. Colleen Bennett-Albers (con). 26. Roger Bland (con). 27. Carla Kennedy (con). 28. Robin Warme (con). 29. Pat Bretzer (con). 30. Alan Chalmers (con). 31. Josephine Palmer (con). 32. Margaret Verges (con). 33. Alan Caney (con). 34. John Bardis - Inner Sunset Action Committee (con). 35. Ramona Albright - Coalition for San Francisco Neighborhoods (con).
CONTINUED TO MAY 4, 1989 VOTE: 5-2
VOTING NO: COMMISSIONERS HU AND KARASICK

18. 88.546ECV (Green)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for Rear Yard Variance to demolish an existing building and to construct a four-story mixed use building in an NC-2 (Small-Scale Neighborhood Commercial) district. The project proposes an open rear yard approximately 18 feet in width by approximately 71 feet in length along the westerly property line at the second floor and above.
(Continued from Regular Meeting of March 2, 1989)

VARIANCE WITHDRAWN. NO ACTION REQUIRED.

5:30 P.M.

19. 88.650ECV (Miller)
1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for authorization of Conditional Use for COMMUNITY FACILITY (San Francisco Senators' Learning Awareness Center), with a residential care facility component and off-street parking exceeding the requirements of the City Planning Code, in an RH-2 (House, Two-Family) district.

CONTINUED INDEFINITELY VOTE: 7-0

20. 88.650ECV (Miller)
1654-1658 KIRKWOOD AVENUE, north side between Phelps and Newhall Streets, Lots 17 and 18 in Assessor's Block 5279 - Request for Rear Yard Variance for a four-story building to house the San Francisco Senators' Learning Awareness Center in an RH-2 (House, Two-Family) district. It would be approximately 40 feet high, three stories over a ground floor garage.

CONTINUED INDEFINITELY VOTE: 7-0

21. 88.579EAXC (Badiner)
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-O (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.
(Continued from Regular Meeting of March 30, 1989)

8:20 - 9:45 P.M. III.B.693 - IV.B.331
Speakers: 1. Stewart Warner - project sponsor. 2. Jim Mellinovski (pro). 3. Tom Owens. 4. Richard Hutson (pro). 5. Bob Hoseman (pro). 6. Sue Hestor (con). 7. Pat Tosda-Surango - Bay Area Women's Resource Center (con). 8. Stephen Haspot (con). 9. Brian Doohan (con). 10. Kelly Cullen - Tenderloin Neighborhood Development Corporation (con). 11. Pat Lamkin (con). 12. Nancy Lunvin - attorney for project sponsor. 13. Jack Wholey - attorney for project sponsor.
CONTINUED TO APRIL 27, 1989 VOTE: 7-0

Adjourned: 9:45 P.M.

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OCT 3 1989
SAN FRANCISCO

SUMMARY
OF
SPECIAL JOINT MEETING

OF THE
SAN FRANCISCO
RECREATION AND PARK COMMISSION
AND
CITY PLANNING COMMISSION
THURSDAY
APRIL 27, 1989
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: City Planning Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

Recreation and Park Commissioners Eickman, Harris, Mori, O'Connor and Ruiz.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 1:38 P.M.

Staff in attendance: Dean Macris - Director of Planning, Mary Burns - General Manager for Recreation and Park, Phil Arnold - Assistant General Manager for Recreation and Park, George Williams - Assistant Director for Plans and Programs, Stephen Shotland and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

1. (Shotland)
Presentation of Report on the 1989-90 Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department.

PRESENTATION COMPLETED.

2. (Shotland)
Consideration of Resolution to adopt the recommendations of the Report.

Speakers: 1. Dawn Murayama - Friends of Glen Canyon Park. 2. Julius Zamacona. 3. Jacob Sigg. 4. Zach Cowan - Sierra Club. 5. Nan McGuire. 6. Michael Page - Marina Homeowners Association. 7. Vicky Oppenheim. 8. James Kindregan - Golden Gate Heights Neighborhood Association. 9. George Dobel. 10. Elie Tannenbaum. 11. Ruth Gravanis. 12. Cynthia Clements - Glen Ridge Cooperative Nursery School. 13. Kelly Cullen - Tenderloin Youth Advocates. 14. Cynthia

Item #2 (Cont)
Hall - San Francisco League of Urban Gardeners. 15. Brian Doohan.
APPROVED, RESOLUTION #11641 VOTE: 7-0
RECREATION AND PARK COMMISSION APPROVED THE RESOLUTION BY A VOTE OF 5-0, COMMISSIONERS GUGGENHIME AND McATEER ABSENT.

B. PUBLIC COMMENT

Adjourned: 3:05 P.M.

CPC 435

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S U M M A R Y

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 27, 1989
ROOM 282, CITY HALL
3:00 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick and Morales.

3:00 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AT 3:25 P.M.

Staff in attendance: Dean Macris - Director of Planning, George Williams - Assistant Director for Plans and Programs, Robert Passmore - Zoning Administrator, Paul Lord, Catherine Bauman, Larry Badiner, David Hood, Jim Nixon, Gerald Green, Larry McDonald, Lu Blazej and Lori Yamauchi - Administrative Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Speaker: Carol Taylor (Neighbors of the Excelsior) - 4780 Mission Street.

B. DIRECTOR'S REPORT

1. (Macris)
Informational presentation on the Planning Code Reorganization Project.

3:30 - 4:45 P.M. II.A.029 - II.B.165
Speakers: 1. Ron Kappe - AIA, San Francisco Chapter. 2. Lois Scott - Municipal Planners Association. 3. Bernard Choden. 4. Joel Ventresca - Coalition for San Francisco's Neighborhoods. 5. Michelle Enochson - Greater West Portal Neighborhood Association. 6. Wayne Rieke. 7. Margaret Verges - Presidio Avenue Association of Concerned Neighbors. 8. Espinola Jackson. 9. Edith McMillan. 10. Mary Anne Miller - SPEAK. 11. John Bardis. 12. Arnie Lerner. 13. Joe O'Donoghue - Residential Builders Association.
The Commission requested the Department to prepare recommendations on the process for simplifying and clarifying the Code, the appropriate persons to complete the project and the process to assure public participation.
NO ACTION TAKEN.

2. 87.081CPCP (Skiffer)
654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.
(Continued from Regular Meeting of April 13, 1989)

CONTINUED TO MAY 4, 1989.

3. (Lord)
LOCAL EMPLOYMENT PROGRAM (SECTIONS 164 AND 321(a)5 OF THE CITY PLANNING CODE) - Informational presentation on a proposed Central Employment Brokerage Agency. The presentation will discuss and seek Planning Commission's recommendations regarding the functions, operations, staffing and budget for the proposed agency.

4:45 - 5:10 P.M. II.B.169 - II.B.505
Speaker: Harold Brooks.
NO ACTION REQUIRED.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

4. 88.736D (Berkowitz)
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.
(Continued from Regular Meeting of March 30, 1989)
(Proposed for continuation to May 4, 1989)

CONTINUED TO MAY 4, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

5. 87.525E (Dean)
384 POST STREET (SAKS Fifth Avenue) - Appeal of Preliminary Negative Declaration on the proposed two-story addition to the existing retail department store. The 34.8 foot high addition would result in a building height of 128.3 feet. The project would add 40,163 gross square feet to the store for a total gross square footage of 156,915.
(Proposed for continuation to June 8, 1989)

CONTINUED TO JUNE 8, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.739D (Berkowitz)
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A

Item #88.739D (Cont)
SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 20, 1989)
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

CONTINUED TO MAY 4, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

7. 89.064CV (Gallagher)
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Consideration of final action on the request for authorization of Conditional Use under Sections 186.2 and 720.21 for an exception to the restriction under Section 720.40 which prohibits a retail use above the second story and to allow the relocation of existing floor area over the permitted use size in the Hayes-Gough Neighborhood Commercial District.
(Public Hearing Closed and Continued from Regular Meeting of April 20, 1989)
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Dick absent.

CONTINUED TO MAY 4, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

4:30 P.M.

F. REGULAR CALENDAR

8. 87.813E (Bauman)
SAN FRANCISCO COUNTY HAZARDOUS WASTE MANAGEMENT PLAN - Public hearing on the Draft Environmental Impact Report for the proposed Plan which would embody San Francisco's official policy on hazardous waste management, provide guidance on expanding existing or beginning new programs, and guide the review of future hazardous waste management facilities proposed for sites in San Francisco.

5:10 - 5:50 P.M. II.B.507 - III.A.229
Speakers: 1. Espinola Jackson. 2. Joseph Johnson - Project Manager, Solid Waste Management Program. 3. Don Bartone - Little Hollywood Improvement Association. 4. Margaret Verges - Presidio Avenue Association of Concerned Neighbors. 5. Harold Brooks. 6. Dr. Eddie Welbon. 7. Joe O'Donoghue - Residential Builders Association. 8. Michelle Enochson.
PASSED MOTION TO EXTEND THE COMMENT PERIOD AND CONTINUE THE PUBLIC HEARING TO JUNE 8, 1989 VOTE: 7-0

9. 88.579EAXC (Badiner)
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-O (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.
(Continued from Regular Meeting of April 13, 1989)

CONTINUED TO MAY 4, 1989 VOTE: 6-0
ABSENT: COMMISSIONER MORALES

10. 88.793CV (Hood)
192-196 LAIDLEY STREET and 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Request for authorization of Conditional Use to expand three of four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district. A variance to the rear yard requirement is also requested to create one additional off-street parking space in the required rear yard. A Tier 3 application is required under the Neighborhood Conservation Interim Controls.

5:50 - 5:55 P.M. III.A.232 - III.A.288
Speakers: 1. Steve Spurgeon - project sponsor. 2. Wayne Rieke.
PASSED MOTION OF INTENT TO APPROVE, FINAL ACTION ON MAY 4, 1989 VOTE: 7-0

THE COMMISSION TOOK A RECESS FROM 5:55 TO 6:20 P.M.

11. 87.419D (Nixon)
2420 LAKE STREET, north side between 25th and 26th Avenues, Lot 56 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 8702602 for the construction of a two-story over garage, two residential unit structure in an RM-1 (Mixed Residential, Low Density) district and a 40-X Height and Bulk District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of March 23, 1989)

6:20 - 7:48 P.M. III.A.291 - III.B.787
Speakers: 1. Bobbie Sue Hood - project architect. 2. Eric Miller - attorney for project sponsor. 3. Bob Nelson (con). 4. Jon Lindeke (con). 5. Frances J. McTernan (con). 6. Roland McDuff (con). 7.

Item #87.419D (Cont)
Diana Kingsley (con). 8. Paul Mitchell (con). 9. Jane Paul (con). 10. Randall Schwabacher (con). 11. Norman Hirsch (con).
PASSED MOTION OF INTENT TO APPROVE THE SPONSOR'S REVISED DESIGN AND REVISIONS TO REDUCE WIDTH, REMOVE FENCE, INSTALL SUNLIGHT, AND EXPLORE THE POSSIBILITY OF FRONT SETBACK, FINAL ACTION ON MAY 11, 1989 VOTE: 6-1
VOTING NO: COMMISSIONER BIERMAN

12. 89.117P (Green)
2444 GREAT HIGHWAY, east side between Taraval and Ulloa Streets, Lot 35 in Assessor's Block 2378 - Request for Coastal Zone Development Permit to allow alteration and enlargement of an existing four (4) story, twenty (20) unit apartment building within an RM-1 (Mixed Residential, Low Density) district. The proposal is to construct a new four-story addition to the southerly portion of the existing building, resulting in enlargement of three (3) of the existing twenty (20) dwelling units. The addition of approximately 1,130 square feet increases the size of the building from approximately 14,930 square feet to 16,110 square feet on a lot with approximately 10,000 square feet of area.

7:49 - 7:53 P.M. III.B.803 - IV.A.035
Speaker: Gary Lam - project sponsor.
APPROVED WITH CONDITIONS, MOTION #11642 VOTE: 7-0

13. 89.089C (Green)
1480 HAIGHT STREET, northeast corner of Ashbury Street, Lot 13 in Assessor's Block 1232 - Request for authorization of Conditional Use to intensify an existing "SMALL SELF-SERVICE RESTAURANT" within the Haight Street Neighborhood Commercial District. The proposal is to intensify the existing establishment by adding hot-dish food items and seating for up to 10 persons in approximately 800 square feet of floor area. The existing establishment is limited by Special Use Authorization No. 81.4, Resolution No. 8927, to serving cold-dish food items and ice cream for take-out only.

7:54 - 8:05 P.M. IV.A.040 - IV.A.146
Speakers: 1. Leo Martel - project sponsor. 2. Howard Whitehouse (con).
APPROVED WITH CONDITIONS, MOTION #11643 VOTE: 5-2
VOTING NO: COMMISSIONERS BIERMAN AND ENGMANN

6:00 P.M.

14. 88.742C (Green)
1501 PACIFIC AVENUE, southwest corner of Larkin Street, Lot 1 in Assessor's Block 596 - Request for authorization of Conditional Use to establish an AUTOMOTIVE REPAIR SHOP as defined by Section 790.15 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing automotive service station and to construct a four (4) story mixed

Item #88.742C (Cont)
use building containing a second floor office, three (3) dwelling units on the third and fourth floors, six (6) off-street parking spaces and an automotive repair shop on the ground floor on a lot approximately 3,100 square feet in size.
(Continued from Regular Meeting of March 30, 1989)

CONTINUED TO MAY 25, 1989 VOTE: 7-0

15. 88.051C (Green)
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to the existing two (2) story restaurant/ bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.

8:05 - 9:00 P.M. IV.A.151 - IV.B.077
Speakers: 1. Michael Bordenaro - project sponsor. 2. Leslie Leonhardt - Union Street Association (pro). 3. Dennis Beckman - Union Street Association (con). 4. Sergeant James Hughes - Northern Police Station (con). 5. Angela Weber - Golden Gate Valley Neighborhood Association (con). 6. John Dasher (con). 7. Miriam Oliven (con). 8. Duane Bozzini (con). 9. Unidentified speaker (con). 10. Anne Crownover (con). 11. Jeffrey Pick (con). 12. Carol Fazio (con). 13. Robert Bardell (con). 14. Michael Ely (con). 15. Angelo (unknown) (con). 16. Gene Weber (con). 17. Amy Meyer (con).
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL ACTION ON MAY 4, 1989 VOTE: 7-0

16. 89.044C (Green)
2014 CLEMENT STREET, north side between 21st and 22nd Avenues, Lot 16 in Assessor's Block 1412 - Request for authorization of Conditional Use to allow demolition of an existing second floor dwelling unit and a reduction of the required off-street parking for new dwelling units within the Outer Clement Street Neighborhood Commercial District. The proposal is to demolish the existing two-story building containing ground floor commercial area and a second floor dwelling unit and to construct a three-story mixed use building with ground floor commercial and four dwelling units on the second and third floors above without provision of the four required off-street parking spaces on a lot approximately 2,500 square feet in size.

CONTINUED TO MAY 25, 1989 VOTE: 7-0

7:00 P.M.

17. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for authorization of Conditional Use to permit CONSTRUCTION OF A 121-FOOT HIGH, 16-UNIT RESIDENTIAL

Item #88.761CV (Cont)
BUILDING (ALTERNATIVE A) OR A 90-FOOT HIGH, 16-UNIT RESIDENTIAL BUILDING (ALTERNATIVE B) EXCEEDING A HEIGHT OF 40 FEET in an RM-4 (Mixed Residential, High Density) district and the Nob Hill Special Use District with a Height and Bulk designation of 65-A.
(Continued from Regular Meeting of March 30, 1989)

9:20 - 10:30 P.M. IV.B.080 - V.A.183
Items 17 and 18 were heard together.
Speakers: 1. Vincent Tai - project sponsor. 2. Steven Vettel - attorney for Stanford Court Hotel (con). 3. Creighton Casper - General Manager, Stanford Court Hotel. 4. William McCormack - Nob Hill Association (con). 5. David Minkus (con). 6. Dorothy Dana - Nob Hill Neighbors (con).
CONTINUED TO JUNE 8, 1989 VOTE: 7-0

18. 88.761CV (McDonald)
897 CALIFORNIA STREET, southeast corner of Powell Street, Lot 16 in Assessor's Block 256 - Request for Rear Yard Variance for a new 90-foot high, 16-unit residential building (Alternative B) on the subject property in an RM-4 (Mixed Residential, High Density) district with a Height and Bulk designation of 65-A. A portion of the first basement parking level, ground floor and second through sixth floors would extend to the rear property line and would be within the required rear yard area. The Planning Code requires an open and unobstructed rear yard of 31 feet of lot depth.
(Continued from Regular Meeting of March 30, 1989)

9:20 - 10:30 P.M. IV.B.080 - V.A.183
Items 17 and 18 were heard together. See Item 17 for speakers.
CONTINUED TO JUNE 8, 1989 VOTE: 7-0

Adjourned: 10:30 P.M.

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OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 4, 1989
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Boldridge, Dick, Engmann, Karasick and Morales.

ABSENT: Commissioner Hu.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN.

Staff in attendance: Dean Macris - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Lu Blazej, Jim Miller, Gerald Green, Jim Nixon, Mike Berkowitz and Barbara Renteria - Acting Secretary.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Speakers: 1. Edith McMillan - 200 Guttenberg Street. 2. Tom Hunter - 271 Shipley Street. 3. John Bardis - 7th Avenue/Lincoln Way.

B. DIRECTOR'S REPORT

1. (Edelin)

Consideration of a Resolution authorizing the Director of Planning to reallocate funds within Non-Salary Accounts, in accordance with Controller requirements, for purposes of adjustments to meet expenditure needs.

No public testimony received.
APPROVED, RESOLUTION #11644 **VOTE: 6-0**
ABSENT: COMMISSIONER HU

2. 87.081CPCP (Skiffer)

654 GREAT HIGHWAY, Assessor's Block 1595 - Informational presentation on the proposed design guidelines for residential development of Parcel Three of the Ocean Beach Planned Unit Development.
(Continued from Regular Meeting of April 27, 1989)

Item #87.081CPCP (Cont)

I.A.424 - II.A.033

Speakers: 1. John Frykman. 2. Mark Hurst. 3. Amy Meyer. 4. Jerry Klein. 5. John Goodwin. 6. David Willer. 7. Brian Doohan. 8. Cheryl Arnold. 9. E. Young. 10. Vivian Goodwin. 11. Vin Simon. The Commission instructed the Department to convene a meeting with the neighbors and the project sponsor. Staff will determine if the roadway can be changed and report back to the Commission.
CONTINUED TO JUNE 1, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. ITEMS TO BE CONTINUED

3. 89.135C (Chiong)
1576-1580 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in Assessor's Block 1231 - Request for authorization of Conditional Use to expand the existing bar and restaurant from approximately 1,900 square feet and a combined seating capacity of up to 20 persons to approximately 3,300 square feet and a seating capacity of up to 125 persons and exchanging the ABC License Type 48 (Liquor, No Minor Allowed) to Type 47 (Liquor, Food must be served) within the Haight Street Neighborhood Commercial District.
(Proposed for continuation to May 18, 1989)

CONTINUED TO MAY 18, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

4. 88.648ED (Maltzer)
200 TARAVAL STREET, northwest corner of 12th Avenue, Lot 37 in Assessor's Block 2341 - Appeal of Preliminary Negative Declaration on the proposed demolition of the existing one-story commercial building, subdivision of lot into three lots, and construction of three, four-story mixed use buildings.
(Continued from Regular Meeting of April 20, 1989)
NOTE: This appeal has been withdrawn.

CONTINUED TO MAY 25, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.739D (Berkowitz)
453 LIBERTY STREET, south side between Sanchez and Noe Streets, Lot 36 in Assessor's Block 3604 - Consideration of final action on Building Permit Application No. 8810197 for the CONSTRUCTION OF A SECOND STORY ADDITION AND FIRST FLOOR REMODELING OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)

Item #88.739D (Cont)
NOTE: On April 6, 1989, the Commission passed a motion of intent to approve the application by a vote of 4-3, Commissioners Bierman, Dick and Morales dissenting.

CONTINUED TO MAY 11, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

6. 89.064CV (Gallagher)
131 FRANKLIN STREET, northwest corner of Hickory Street, Lot 2 in Assessor's Block 833 - Consideration of final action on the request for authorization of Conditional Use under Sections 186.2 and 720.21 for an exception to the restriction under Section 720.40 which prohibits a retail use above the second story and to allow the relocation of existing floor area over the permitted use size in the Hayes-Gough Neighborhood Commercial District.
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)
NOTE: On April 20, 1989, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Dick absent.

II.A.078 - II.A.092
The Commission unanimously passed a motion to allow Commissioner Dick to abstain.
APPROVED WITH CONDITIONS, MOTION #11648 VOTE: 4-0
ABSTAINED: COMMISSIONER DICK
ABSENT: COMMISSIONER BOLDRIDGE AND HU

7. 88.051C (Green)
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Consideration of final action on request for authorization of Conditional Use to establish live entertainment, defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code, within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment to the existing two (2) story restaurant/ bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)
NOTE: On April 27, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 7-0.

II.A.093 - II.A.098
DISAPPROVED, MOTION #11649 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

7a. 88.793CV (Hood)
192-196 LAIDLEY STREET and 97 MIGUEL STREET, between Harry and Fairmount Streets, Lot 24-B in Assessor's Block 6665 - Consideration of final action on request for exception under the Neighborhood Conservation Interim Controls as a Tier 3 project to expand three of

Item #88.793CV (Cont)
four existing legal nonconforming dwelling units in an RH-1 (House, One-Family) district.
(Public Hearing Closed and Continued from Regular Meeting of April 27, 1989)
NOTE: On April 27, 1989, the Commission passed a motion of intent to approve the request by a vote of 7-0.

II.A.099 - II.A.107
APPROVED WITH CONDITIONS, MOTION #11622 VOTE: 5-0
NOTE: Conditional Use on same project was approved by Motion #11622.
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

F. REGULAR CALENDAR

8. 88.297ESC (Miller)
1726, 1754, AND 1760 ALABAMA STREET, northwest corner of Ripley Street with frontage also on Harrison Street, Lots 5, 5A, 5B, and 6 in Assessor's Block 5542 - Request for resubdivision of property from four lots into nine lots in an RH-1 (House, One-Family) district.
(Joint hearing with the Department of Public Works)

II.A.110 - II.A.673
Speakers: 1. Steve Antonaros - project sponsor. 2. Terry Milne - East Slope Design Review Board. 3. Evelyn Pine. 4. Kerry Merriman. 5. Cathy Angus. 6. Jean Wattenberg.
CONTINUED TO MAY 25, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

9. 89.025ES (Hood)
MEADE AVENUE, west side of Jennings Street, Lot 84 in Assessor's Block 4991 - Review for consistency with the Master Plan of a twenty-nine lot subdivision in an RH-2 (House, Two-Family) district.
(Continued from Regular Meeting of April 20, 1989)
(Joint hearing with the Department of Public Works)

CONTINUED TO MAY 25, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

10. 84.299ECC (Casey)
220 AND 240 HARRISON STREET (Rincon Hill Plaza), southwest corner of Main Street, including 415 Beale Street, Lots 1A, 12, and 13 in Assessor's Block 3767 - Request for authorization of Conditional Use to add a three-story structure with parking, a racquet-ball facility and a roof garden for a total of 853 square feet adjacent to a portion of a previously approved project at 201 Harrison Street in an RC-4 (Residential-Commercial Combined, High Density) district and the Rincon Hill Special Use District.

II.A.677 - II.B.048
Speaker: Jerry Dommer - project architect.
APPROVED WITH CONDITIONS, MOTION #11645 VOTE: 6-0
ABSENT: COMMISSIONER HU

11. 88.579EAXC (Badiner)
166 THE EMBARCADERO, west side of The Embarcadero between Mission and Howard Streets with frontage on Steuart Street, Lot 7 in Assessor's Block 3715 - Request for authorization of Conditional Use to remove 38 dwelling units and to replace them at 351 Turk Street; Request for Section 309 (Downtown Plan) review; and Request for a Permit to Alter a Category II Significant Building in a C-3-O (Downtown Commercial Office) district and an 84-X Height and Bulk District. The project proposes the demolition and replacement of the Steuart Street portion of The Embarcadero YMCA to improve and upgrade the recreational and hotel facilities. The exterior of The Embarcadero facade would be rehabilitated. The project does not add more than 50,000 square feet of hotel or office space and is not subject to the Child Care Requirements of Section 314 of the City Planning Code.
(Continued from Regular Meeting of April 27, 1989)

CONTINUED TO MAY 25, 1989 VOTE: 5-0
ABSENT: COMMISSIONERS BOLDRIDGE AND HU

4:00 P.M.

12. 88.546ECV (Green)
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for authorization of Conditional Use to allow demolition of an existing building containing two second floor dwelling units in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story building with ground floor commercial area and two dwelling units above and to construct a four-story mixed use building with approximately 1,100 square feet of ground floor commercial area, six (6) off-street parking spaces, approximately 2,700 square feet of office space on the second floor, and a total of five (5) dwelling units on the third and fourth floors on a lot approximately 5,000 square feet in size.
(Continued from Regular Meeting of April 13, 1989)

II.B.049 - II.B.290
Speakers: 1. John Bardis. 2. Bruce Baumann - project sponsor's representative.
CONTINUED TO MAY 11, 1989 VOTE: 4-2
VOTING NO: COMMISSIONERS DICK AND KARASICK
ABSENT: COMMISSIONER HU

13. 88.378C (Green)
2555 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to alter an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to remodel the existing building to contain four (4) commercial tenant spaces on the ground floor, one space to be approximately 5,883 square feet in size, and to create a

Item #88.378C (Cont)
new second floor for office uses, increasing the total floor area from 12,087 square feet to approximately 14,097 square feet on a lot approximately 13,392 square feet in size. The project is not required to provide off-street parking.

RESCHEDULED FOR JUNE 1, 1989. NO ACTION REQUIRED.

14. 89.106C (Green)
3087 - 16TH STREET, south side between Mission and Valencia Streets, Lot 50 in Assessor's Block 3569 - Request for authorization of Conditional Use to intensify an existing Restaurant/Bar with Dancing and Entertainment within the Valencia Street Neighborhood Commercial District. The proposal is to increase the allowed occupancy from up to 49 persons to up to 99 persons in approximately 2,756 square feet of floor area.

II.B.317 - II.B.607

Speaker: Liz Vasquez - project sponsor.
PASSED MOTION OF INTENT TO APPROVE, FINAL ACTION ON MAY 11, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

15. 89.124C (Green)
601 LINCOLN STREET, southwest corner of 7th Avenue, Lot 50 in Assessor's Block 1743 - Request for authorization of Conditional Use to extend the termination date of a nonconforming AUTOMOBILE GAS STATION in an RH-2 (House, Two-Family) district. The proposal is to extend the termination date of the gas station from February 1990 to February 2000.

II.B.613 - III.A.059

Speakers: 1. Leroy Isasc - project sponsor's representative. 2. Ken Gurich.
APPROVED WITH CONDITIONS, MOTION #11646 VOTE: 6-0
ABSENT: COMMISSIONER HU

5:30 P.M.

16. 88.709C (Nixon)
1650 JACKSON STREET, north side between Polk Street and Van Ness Avenue, Lot 4 in Assessor's Block 595 - Request for authorization of Conditional Use to construct a building exceeding 40 feet and request for exception to the bulk limits for a proposed 9-story mixed use project. The proposed 80 feet tall 69 dwelling unit structure, with 1,400 square feet of retail space at street level and 111 parking spaces (2 sub-levels) located in an RC-4 (Residential-Commercial Combined, High Density) district and an 80-D Height and Bulk District within the Van Ness Avenue Special Use District, exceeds the allowable 110-foot building width above 40 feet by approximately 4-1/2 feet. The existing surface garage will be demolished with 42 parking spaces replaced in the new structure.

Item #88.709C (Cont)

III.A.065 - III.A.685

Speakers: 1. Oz Erikson - project sponsor's representative. 2. Chuck Davis - project architect. 3. Harvey Kerr. 4. Jim Breman. 5. Mark Ryser - Foundation for San Francisco's Architectural Heritage.
APPROVED WITH CONDITIONS, MOTION #11647 VOTE: 6-0
ABSENT: COMMISSIONER HU

17. 88.736D (Berkowitz)
282 RIPLEY STREET, south side between Alabama Street and Peralta Avenue, Lot 41 in Assessor's Block 5550 - Request for Review under the Bernal Heights Special Use District Controls of Building Permit Application No. 8816369 for the CONSTRUCTION OF A TWO-STORY ABOVE GARAGE SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district and in the Bernal Heights Special Use District.
(Continued from Regular Meeting of April 27, 1989)

III.A.704 - III.B.324

Speakers: 1. Eda Piccini - project sponsor. 2. Lucia Bogatay (pro). 3. Terry Milne - East Slope Design Review Board (con). 4. Unidentified speaker. 5. Ben Bruner (con).
CONTINUED TO JUNE 1, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

18. 88.712U (Berkowitz)
11 MIGUEL STREET, north side between Beacon and Fairmount Streets, Lot 67 in Assessor's Block 6665 - Request for exception under the Neighborhood Conservation Interim Controls and Tier 3 project of Building Permit Application No. 8903993 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

III.B.325 - IV.A.013

Speakers: 1. John Schlenke - project architect. 2. Martin Grudder (con). 3. Jim Rato (pro).
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL ACTION ON MAY 11, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

6:30 P.M.

19. 89.046D (Berkowitz)
237 FAIRMOUNT STREET, southeast corner of Laidley Street, Lot 24 in Assessor's Block 6684 - Request for Discretionary Review of Building Permit Application No. 8815007 for A SECOND-STORY ENLARGEMENT OF A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

Item #89.046D (Cont)

IV.A.032 - IV.A.269

Speaker: Karen Powell - project sponsor.
PASSED MOTION TO NOT TAKE DISCRETIONARY REVIEW VOTE: 4-2
VOTING NO: COMMISSIONERS BIERMAN AND ENGMANN
ABSENT: COMMISSIONER HU

20. 88.628DS (Berkowitz)
53-55 LA GRANDE AVENUE, east side between Avalon Avenue and Burrows Street, Lot 26 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application Nos. 8900758 and 8900759 for the CONSTRUCTION OF TWO, TWO-STORY SINGLE FAMILY HOUSES and Demolition Permit Application No. 8814687 for the DEMOLITION OF A SINGLE-FAMILY HOUSE in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

IV.A.271 - IV.A.026

Speakers: 1. Carol Taylor - Neighbors of the Excelsior (Discretionary Review requestor). 2. Janice Parakilas (pro-DR). 3. Bill Martin. 4. Ann Smart. 5. Unidentified speaker.
CONTINUED TO JUNE 1, 1989 VOTE: 6-0
ABSENT: COMMISSIONER HU

Adjourned: 9:35 P.M.

CPC 439

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#21
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SUMMARY

OF THE
SPECIAL JOINT FORUM

OF THE
SAN FRANCISCO
REDEVELOPMENT AGENCY COMMISSION
AND
CITY PLANNING COMMISSION
WEDNESDAY
JUNE 28, 1989
BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
7:30 P.M.

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PRESENT: City Planning Commissioners Bierman, Boldridge, Dick, Engmann, Hu and Morales.

Redevelopment Agency Commissioners King, Bagot, Berk, Mardikian, Tsen and Wartelle.

7:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT ENGMANN AND PRESIDENT KING AT 7:40 P.M.

Staff in attendance: Milton Edelin - Deputy Director of Planning, George Williams - Assistant Director for Plans and Programs, Amit Ghosh, Lois Scott, Roger Herrera and Lori Yamauchi - Administrative Secretary.

A. SPECIAL CALENDAR

1. (Scott)
Informational presentation on San Francisco Housing Needs to 1995, May 1989, published by the Department of City Planning. No action will be taken at this time.

PRESENTATION COMPLETED. NO ACTION REQUIRED.

2. (Herrera)
Informational presentation on Changes in the San Francisco Housing Inventory for 1988, May 1989, published by the Department of City Planning. No action will be taken at this time.

PRESENTATION COMPLETED. NO ACTION REQUIRED.

3. (B. Paul/T. Jones)
Informational presentation on An Affordable Housing Action Plan for San Francisco, Draft Report, May 12, 1989, published by the Mayor's Housing Advisory Committee. No action will be taken at this time.

Speakers: 1. Brad Paul - Deputy Mayor for Housing and Neighborhoods. 2. Tom Jones - Consultant, Mayor's Office.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

4. Public testimony on Items #1 - 3.

Speakers: 1. Charles Dahl. 2. Joe Lacey. 3. Robert DeVries. 4. John Elberling. 5. David Spero. 6. Natalia Shul. 7. Herbert Hernandez. 8. Gustavo Raygoza. 9. Gloria Chavez. 10. Man Wai Yu. 11. Jane Graf - Catholic Charities. 12. Carol Farren. 13. Calvin Welch - Council of Community Housing Organizations. 14. Erica Silverberg. 15. Bernard Choden. 16. Denice Stephenson. 17. Jim San Jule. 18. Helen Helfer. 19. Mary Anne Dillon - Mission Housing Development Corporation. 20. Phyllis Kern. 21. Ellen Wall. 22. Zachary Nathan. 23. Ellen Baughman. 24. Hennie Wisniewski. 25. Tom Cook - Bay Area Council. 26. Nancy Russell - North of Market Planning Coalition. 27. Robert Pender. 28. Chuck Turner - Community Design Center. 29. Sherry Williams. 30. Ron Kappe - San Francisco Chapter, American Institute of Architects. 31. Tim Molinare. 32. Don Hesse. 33. Dick Millet - South of Market Business Association. 34. Art Evans. 35. Koon Way Kwong. 36. Rod Freebairn-Smith - Telegraph Hill Dwellers. 37. Edith McMillan. 38. Walter Park. 39. Joe O'Donoghue. 40. Bok Pon - American-Chinese Association. 41. John Bardis - Inner Sunset Action Committee. 42. Morris Phillips. 43. Ace Washington - Western Addition Project Area Committee. 44. Sue Hestor. 45. Kelly Cullen. 46. Randall Evans. 47. Pamela Sims - New Bayview Committee. 48. Brian Doohan. 49. Jim Haas. 50. Bertha Jenkinson. 51. Dino DiDonato.

Adjourned: 11:00 P.M.

CPC 431

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10/18/90

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 18, 1990
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Hu, Morales, Karasick and Sewell.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:43 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Mike Berkowitz, Jim Miller, Larry Badiner, Andy Blauvelt, Irene Nishimura and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED — TAPE IA: #000-018

1. 87.268E (MALTZER)
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.
(Continued from Regular Meeting of September 20, 1990)
(Proposed for continuation to November 8, 1990)

CONTINUED TO NOVEMBER 8, 1990. VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

2. 88.643E (BAUMAN)
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.
(Proposed for Continuation to November 15, 1990)

CONTINUED TO NOVEMBER 15, 1990. VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

3. 88.643M (LIEBERMANN)
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.
(Proposed for Continuation to NOVEMBER 15, 1990.

CONTINUED TO NOVEMBER 15, 1990. VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

B. PUBLIC COMMENT TAPE: IA: #020--087

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

SPEAKERS: 1. JOE KAUFMAN, NORTH OF MARKET COALITION RE: 1125 MARKET ST.
2. MARGARET SEGAL, SPEAK, RE: DEPT. WORK PROGRAM.

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT TAPE: 1A; #090-117

4. (PASSMORE)
Recommended neighborhood review process for proposed Buena Vista North Historic District.

NO ACTION REQUIRED

E. CONSIDERATION OF FINDINGS AND FINAL MOTION

None

F. REGULAR CALENDAR

5. 90.377D (TAPE 1A #125-490) (BERKOWITZ)
752 SHOTWELL STREET, west side between 21st and 22nd Streets, Lot 36 in Assessor's Block 3614 - Request for Discretionary Review of Building Permit Applications Nos. 8925249 and 8925250 for the DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A THREE-FAMILY DWELLING in an RH-3 (House, Three-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 11, 1990)

Item 90.377D continued
Speakers: Wayne Rieke - rep of project sponsor (con), Mark Bethal - DR requestor (pro), Mrs. Marie W. Jones (pro).
COMMISSION PASSED A MOTION NOT TO TAKE DISCRETIONARY REVIEW VOTE: 4-2
NO: COMMISSIONERS BIERMAN & MORALES
ABSENT: COMMISSIONER ENGMANN

6. 89.411ET (TAPE: IA #498-836, IB #000-230) (MILLER)
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.
(Continued from Regular Meeting of October 4, 1990)

Speakers: Bill McCormick, Terry Berners, Gary Delo.
INTENT TO APPROVE WITH CONDITIONS VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
FINAL ACTION ON OCTOBER 25, 1990.

7. 88.500EZ (TAPE 1B: #238-259) (MILLER)
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.
(Continued from Regular Meeting of October 4, 1990)

INTENT TO APPROVE VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
FINAL ACTION ON OCTOBER 25, 1990.
PUBLIC HEARING CLOSED

8. 90.190D (TAPE: 1A #000-018) (BADINER)
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.

CONTINUED TO OCTOBER 25, 1990, VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

The Commission took a 15-minute recess at approximately 3:30 p.m.

4:05 P.M.

9. 90.612X: (TAPE: 1B #259-610) (BADINER)
350-360 POST STREET, north side of Post Street between Stockton and Powell Streets, Lot 6 in Assessor's Block 295 - Request for Determinations of Compliance pursuant to Planning Code Section 309 for the modification of an existing Category V-Unrated retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny Market Mason Sutter Conservation District. The proposal is to re-design the two lower stories of an existing building to accommodate a new retail tenant. No additional square footage would be created by this project.

Speaker: Bill Verner, project sponsor.
CONTINUED TO NOVEMBER 8, 1990, VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

10. 90.082BXC (TAPE; 1B: #610-838, 2A: #000-214) (BADINER)
299 SECOND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29 and 35 in Assessor's Block 3736 - Informational presentation of minor modifications to the project as required by City Planning Commission Motion No. 11954. The project was authorized by City Planning Commission Motion Nos. 11954, 11955 and 11956 on June 7, 1990 and contains 260,000 square feet of office space. No Commission action is required.
(Continued from Regular Hearing of October 4, 1990.

Speakers: Ron Kaufman - project sponsor, Clark Mannus - architect, Debra Stein - GCA Group, Edith McMilllian.
PRESENTATION COMPLETE -- NO ACTION REQUIRED

11. 90.406D (TAPE: IIA #217-838, IIB: #000-290) (BLAUVELT)
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Request for Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.
a) Discretionary Review hearing
(Continued from Special Hearing of September 24, 1990)

Speakers: Jerry Klein - rep of project sponsor (con), Berto Caramatti (pro), Ben Lee (pro), Tom Herring (pro), Tom Curtin (pro), Thomas F. Brown III (pro), Marilyn Rothman (pro), Sigmond Freman (pro), Jannett Partridge (pro), Philip Carlson (pro), Jean Keller (pro), Ken Howard (pro).
CONTINUED TO NOVEMBER 1, 1990, VOTE: 5-0
PUBLIC HEARING CLOSED
ABSENT: COMMISSIONERS ENGMANN & SEWELL
COMMISSIONERS ENGMANN & SEWELL ARE TO REVIEW THE TAPES PRIOR TO THE SCHEDULED HEARING.

12. 90.346D: (TAPE: IIB #303-500) (BLAUVELT)
2323 - 26TH AVENUE, west side between Santiago and Taraval Streets, Lot 1E in Assessor's Block 2355 -- Request for Discretionary Review of Building Permit Application No. 9002754 to expand to the rear and remove the front-most portion of an existing third story, and to expand by approximately four feet the first and second stories, of a three-story, single-family dwelling in an RH-1 (House, One-Family) District.
a) Discretionary Review hearing
(Continued from Special Hearing of September 24, 1990)

Speakers: Lincoln Lum - architect (con), Sandy Soloman (pro), Jeff Soloman (pro).
APPROVED WITH CONDITIONS
MOTION NO: 12053 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

6:28 P.M.

13. 90.407CV: (TAPE IIB #505-838, IIIA #000-308) (NISHIMURA)
3330 ARMY STREET: north side between South Van Ness Avenue, Capp Street and Mission Street, through lot to Capp Street, Lot 25 in Assessor's Block 6571 -- Request for authorization of Conditional Use to construct, after demolition of a vacant restaurant, twenty-five (25) units of affordable housing with twenty-five (25) independently accessible off-street parking spaces on an irregularly shaped lot with approximately 98 feet of frontage on Army Street and 80.5 feet of frontage on Capp Street totaling an approximate lot area of 16,882 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District. The request for Conditional Use authorization is for the development of a lot larger than 9,999 square feet in an NC-3 District.

In addition, a Variance is sought from the Zoning Administrator to vary from the Code permitted 20 feet maximum width of driveway openings to off-street parking. The proposal is to provide driveway widths totaling 37 feet on each street frontage and modification of the rear yard requirement.

Speakers: Mary Ann Haviland - project sponsor, Danial Soloman, Cris Errin, George Errin, Tess Argular, Joe Green, Amy Benecio, Melba Aluro.
INTENT TO APPROVE VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
CONTINUED INDEFINITELY.
PUBLIC HEARING CLOSED

14. 89.676CV (MILLER)
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district.

Item 89.676C continued
is project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code. (Continued from Regular Meeting of October 4, 1990)

ITEM WITHDRAWN -- NO ACTION REQUIRED

15. 89.676CV (MILLER)
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).
(Continued from Regular Meeting of October 4, 1990)

ITEM WITHDRAWN -- NO ACTION REQUIRED

Adjourned: 7:15 P.M.

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10/25/90

SUMMARY

OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 25, 1990
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales, Karasick and Sewell.

1:00 P.M.

Executive Session convened at 1:15 p.m.

A. EXECUTIVE SESSION

(BLAZEJ/SKIFFER)

1. The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on Case No. 87.081CPCPC, Great Highway, Ocean Beach, Parcel 4, Assessor's Block 1592.
NOTE: The Executive Session is closed to the public.

1:30 P.M.

MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:48 p.m.

Following the Executive Session and the Call-to-Order of the Regular Meeting, the Commission Secretary read into the public record the following statement:

> The Planning Commission convened into Executive Session to discuss exposure to litigation in the matter of Ocean Beach-Parcel Four, Assessor's Block 1592 under California Government Code §54956.9(b)(1).

Staff in attendance: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Andy Blauvelt, Lu Blazej,, Mike Berkowitz, Paul Deutsch, David Feltham, Mary Gallagher, Amit Ghosh, Gerald Green, Paul Lord, Jim Miller, Jim Nixon, Carol Roos and Linda Avery - Administrative Secretary.

B. ITEMS TO BE CONTINUED

2. 88.729PD (GALLAGHER)
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets - Application for a Coastal Zone Permit under City Planning Code Section 330 to construct five residential buildings with three units each after demolition of a skating rink.
(Continued from Regular Meeting of September 20, 1990)
(Proposed for continuation to November 29, 1990)

CONTINUED TO NOVEMBER 29, 1990 VOTE: 7-0

3. 89.105EC (MILLER)
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 108 (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of October 11, 1990)
(Proposed for continuation to November 15, 1990)

CONTINUED TO NOVEMBER 15, 1990 VOTE: 7-0

4. 89.679Z (PASSMORE)
PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).
NOTE: These items are continued from Regular Meeting of October 4, 1990

89.679Z
By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-89-5]; and

90.084T
By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-1]; and

90.084Z
By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-3].

(Proposed for continuation to November 1, 1990)

CONTINUED TO NOVEMBER 8, 1990 VOTE: 7-0

C. PUBLIC COMMENT

Speaker: Edith McMillan - requested of President Morales, that if necessary, because she was scheduled to meet with the Mayor and would possibly not be present for item 11 on today's calendar, she be allowed to comment on the item upon her return later during the hearing.

Because of the widespread concern over the San Francisco General Hospital Mental Health Skilled Nursing Facility, scheduled as item 10 on today's calendar, President Morales invited any person wishing to give public comment on this item, do so at this time.

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. DIRECTOR'S REPORT

5. (LORD)
Presentation and discussion of Employment Brokerage Services, as per Section 164 of the Planning Code.

IA (633-837)
IB (000-230)

Speakers: Jim Kennedy, Marsha Rosen, Susann Titus-Johnson, Debra Stein
PRESENTATION COMPLETED. NO ACTION REQUIRED

6. (GHOSH)
Presentation of Socio-Economic Impact Report of UMB Project.

IA (075-631)

Speakers: Tom Jones - Mayor's Office of Housing, David Prowler - Office of the Chief Administrative Officer, Joe Kaufman, John Bardis.
PRESENTATION COMPLETED. NO ACTION REQUIRED.

F. CONSENT CALENDAR

NOTE: Under the procedures to expedite processing of Discretionary Review cases, if a Commissioner requests a new full public hearing on a Consent Calendar item, the matter will be removed from the Consent Calendar and heard as a Regular Calendar item for public testimony on the same day as the consent date. The Commission President will announce the time of such hearing at the time the matter is removed from the Consent Calendar.

7. 90.535D (BLAUVELT)
285-287 CORBETT AVENUE, east side between 19th and Danvers Streets, Lot 40 in Assessor's Block 2659 -- Request for Discretionary Review of Building Permit Application No. 9004628 to construct a new four-story, two-unit house, rising approximately 26 feet above street grade, in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Special Meeting of October 15, 1990)

Item 90.535D continued
NOTE: On October 15, 1990, the Commission passed a motion not to take Discretionary Review by a vote of 3-1, Commissioner Bierman dissenting.

IB (233-308)

Commissioner Bierman requested a new full public hearing for this item.
CONTINUED TO NOVEMBER 8, 1990 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

G. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

NOTE: ITEMS 8 & 9 WERE CALLED OUT OF ORDER AND HEARD TOGEGHER AFTER ITEM 16 ON TODAY'S CALENDAR.

8. 89.411ET (MILLER)
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.
(Continued from Regular Meeting of October 18, 1990)
NOTE: On October 18, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Engmann absent.

IIIB (470-520)
APPROVED WITH CONDITIONS, RESOLUTION #12055 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

9. 88.500EZ (MILLER)
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.
(Continued from Regular Meeting of October 18, 1990)
NOTE: On October 18, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Engmann absent.

IIIB (470-520)
APPROVED, RESOLUTION #12056 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

10. 89.089E (ROOS)
SAN FRANCISCO GENERAL HOSPITAL MENTAL HEALTH SKILLED NURSING FACILITY, generally bounded by Highway 101, SFGHMC and Potrero Avenue between 20th and 21st Streets, a portion of Lot 2 in Assessor's Block 4090 - Certification of the Final Environmental Impact Report for the proposed construction of a 185-bed, sub-acute mental health care facility in two buildings totalling about 90,000 gross square feet (gsf) on two and three levels around a central court; 26,000 square feet of outdoor activity area; 43,000 square feet of landscaped open space; 145 parking spaces, and a tunnel connection to SFGHMC, eliminating the vacant area and 220 parking spaces in two parking lots. (The currently preferred development program's Alternative VII.E)
(Continued from Regular Meeting of April 26, 2990)
(Public Hearing Closed)

IB (354-475)
APPROVED CERTIFICATION OF FINAL EIR VOTE: 5-0
MOTION #12054
ABSENT: COMMISSIONERS ENGMANN and SEWELL

H. REGULAR CALENDAR

11. 87.081CP (BLAZEJ)
OCEAN BEACH-PARCEL FOUR, ASSESSOR'S BLOCK 1592: Review by the City Planning Commission of the performance conditions required prior to authorization of construction on Parcel Four. These conditions were adopted in the Commission's Motion No. 11278, dated February 11, 1988.
(Continued from Regular Meeting of October 11, 1990)

IB (490-837)
IIA (000-264)
Speakers: Robert McCarthy - GCA Group - Attorney, Victor Gonzales - Project Manager, Jeff Heller - Architect, Mary Carter, Marie Woods, Zev Ben-Simon - Project Sponsor, Edith McMillan.
INFORMATIONAL PRESENTATION
NO ACTION REQUIRED

12. 90.190D (BADINER)
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.
(Continued from Regular Meeting of October 18, 1990)

IIA (270-839)
IIB (000-633)
Speakers: Pam Duffy - Attorney for Ed Conner, Project Sponsor, Danniel Fredrick - Architect, Rick Swig - Hotel Consultancy Firm, Mark Riser - San Francisco Heritage.
INTENT TO DISAPPROVE DEMOLITION PERMIT VOTE: 7-0
FINAL ACTION ON NOVEMBER 1, 1990

The Commission took a 15-minute recess at approximately 3:30 p.m.

4:00 P.M.

ITEMS 13 thru 16 WERE CALLED AND HEARD TOGETHER.

13. 90.023DV (NIXON)
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 27, 1990)

IIB (635-839)

Speakers: Gary Argee - Project Sponsor, Jack Wooley, Robin Rudderall, Denise La Point, Donna Crowler, Susan Scurage, Alan Andreas, Patricia W. Reynolds, Edith Freed, Margaret Maroony, Alice Tarcher, Carmen Fong, Wayne Rieke, Romana Albright, Jerry Ritter, Marge (unknown).
COMMISSION DIRECTED STAFF AS FOLLOWS: VOTE: 7-0
Work with developer to produce a code complying building with vehicular access on Graystone Terrace.
CONTINUED INDEFINITELY

14. 90.023DV (NIXON)
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 3-story, single family building containing one level of parking and living area and two levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The entire building extends approximately 8 feet into the required front setback.
(Continued from Regular Meeting of September 27, 1990)

IIB (635-839)

Speakers: Gary Argee - Project Sponsor, Jack Wooley, Robin Rudderall, Denise La Point, Donna Crowler, Susan Scurage, Alan Andreas, Patricia W. Reynolds, Edith Freed, Margaret Maroony, Alice Tarcher, Carmen Fong, Wayne Rieke, Romana Albright, Jerry Ritter, Marge (unknown).
THE ZONING ADMINISTRATOR CLOSED THE PUBLIC HEARING AND TOOK THE MATTER UNDER ADVISEMENT AND INDICATED PROBABLE DISAPPROVAL.

15. 90.022DV (NIXON)
173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of September 27, 1990)

IIB (635-839)

Speakers: Gary Argee - Project Sponsor, Jack Wooley, Robin Rudderall, Denise La Point, Donna Crowler, Susan Scurage, Alan Andreas, Patricia W. Reynolds, Edith Freed, Margaret Maroony, Alice Tarcher, Carmen Fong, Wayne Rieke, Romana Albright, Jerry Ritter, Marge (unknown).
COMMISSION DIRECTED STAFF AS FOLLOWS:
Work with developer to produce a code complying building, retain the top floor, and have vehicular access on Crown Terrace.
CONTINUED INDEFINITELY VOTE: 4-3
NO: COMMISSIONERS BIERMAN, ENGMANN, MORALES

16. 90.022DV (NIXON)
173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 4-story, single family building, containing one level of parking and three levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The top two levels of the proposed building extend an average of approximately 6.5 feet into the required front setback.
(Continued from Regular Meeting of September 27, 1990)

IIB (635-839)

Speakers: Gary Argee - Project Sponsor, Jack Whooly, Robin Rudderall, Denise La Point, Donna Crowler, Susan Scurage, Alan Andreas, Patricia W. Reynolds, Edith Freed, Margaret Maroony, Alice Tarcher, Carmen Fong, Wayne Rieke, Romana Albright, Jerry Ritter, Marge (unknown).
ITEM WITHDRAWN. NO ACTION REQUIRED.

COMMISSION RECESSED FOR 10 MINUTES.

5:00 P.M.

17. 90.557P (GREEN)
871 - 46TH AVENUE, west side between Cabrillo and Fulton Streets; Lot 18, in Assessor's Block 1689 -- Request for Coastal Zone Development Permit to allow construction of a three-story, two-unit residential building within an RH-2 (Two-Family Residential) District. The proposal is to demolish the existing two-story, single-family home to construct under Building Permit No. 9004671S a three-story, two-unit residential building with off-street parking and a rear yard of approximately 54 feet on a lot 3,000 square feet in size.

IIIB (528-577)
APPROVED WITH CONDITIONS, MOTION #12057 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

18. 90.338P (GREEN)
4233 JUDAH STREET, south side between 47th and 48th Avenues; Lot 34, in Assessor's Block 1806 -- Request for Coastal Zone Development Permit to allow construction of a three-story, three-unit residential building within an RM-1 (Residential Low Density) District. The
Item 90.338P continued
proposal is to construct under Building Permit Application No. 9010749S a three-story, three-unit residential building containing a three-car garage and a rear yard of approximately 20 feet on a vacant lot approximately 2,000 square feet in size.

IIIB (579-640)
APPROVED WITH CONDITIONS, MOTION #12058 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

19. 90.493C (GREEN)
1201 POLK STREET, northwest corner of Sutter Street; Lot 7, in Assessor's Block 670 -- Request for Conditional Use Authorization to expand the floor area of an existing small self-service restaurant within the Polk Street Neighborhood Commercial District. The proposal is to expand the floor area of the existing restaurant from approximately 600 square feet to approximately 979 square feet and seating for up to 23 persons.

IIIB (642-838)
IVA (000-042)
Speaker: Jerry Klein - Planning Consultant for project owner.
INTENT TO APPROVE WITH CONDITIONS VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN
FINAL ACTION ON NOVEMBER 1, 1990.

20. 90.187D (BERKOWITZ)
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.

Item 90.187D continued
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 11, 1990)

CONTINUED TO NOVEMBER 1, 1990 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

6:00 P.M.

21. 90.349D (BERKOWITZ)
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Request for Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTIOIN OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELLING OF STAIRS AND DECK in an RH-2 (house, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 11, 1990)

IVA (048-495)
Speakers: Antonnette Espanola (pro), Marty Kashuba (pro), Marsha Gresham (pro), Carol Bee (pro), Richard Bee (pro), Terry Realm (pro), Ted Prio - project sponsor.
PASSED MOTION OF INTENT TO APPROVE WITH CONDITIONS, FINAL ACTION ON NOVEMBER 15, 1990. VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

22. 90.305D (BERKOWITZ)
3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Request for Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings) district.
a) Discretionary Review hearing
(Continued from Regular Meeting of September 27, 1990)

IVA (500-834)
IVB (000-090)
Speakers: Hawk Lee - Designer (con), Robert Wong - Attorney (con), Linda Shaw (pro), Sue Kennedy (pro).
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL ACTION ON NOVEMBER 8, 1990. VOTE: 5-1
NO: COMMISSIONER KARASICK
ABSENT: COMMISSIONER ENGMANN

23. 90.281D (BERKOWITZ)
40 RICO WAY, north side between Avila Street and Retiro Way, Lot 18 in Assessor's Block 418-A - Request for Discretionary Review of Building Permit Application No. 9002329 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family) district.

Item 90.281D continued
a) Discretionary Review hearing
(Continued from Regular Meeting of September 27, 1990)

IVB (095-819)

Speakers: David Sternberg - AIA, William Cone - Architect, Carol Gianinni - co-owner (con), Ron Pinto (con), David Gianinni - co-owner (con), Robert Massey (pro), Barbara Bernette (pro), Adrian Massey (pro), Mildred Schilling (pro).
PASSED MOTION OF INTENT TO DISAPPROVE, FINAL ACTION ON NOVEMBER 8, 1990. VOTE: 3-3
NO: COMMISSIONERS BOLDRIDGE, KARASICK and SEWELL
ABSENT: COMMISSIONER ENGMANN

24. 90.638D (BERKOWITZ)
126 BEAVER STREET, north side near Castro Street, Lot 23 in Assessor's Block 2613 - Request of Discretionary Review of Building Permit Application No. 9019760 for the LEGALIZATION OF A VERTICAL ADDITION THAT EXCEEDS THE SCOPE OF THE BUILDING PERMIT in an RH-2 (House, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

VA (000-542)

Speakers: Peter Gerfine (pro), Mary Lou Bartaletti (pro), Ann May (pro), Steve Bartaletti (pro), Phil Geeson (con), Pat Robertson - project sponsor (con), Bruce Bauman (con), Steve Gray (con).
MOTION NOT TO TAKE DISCRETIONARY REVIEW VOTE: 5-1
NO: COMMISSIONER BIERMAN
ABSENT: COMMISSIONER ENGMANN

Adjourned: 12:00 a.m.

CPC:555

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SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 1, 1990
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Engmann, Hu, Morales, Karasick and Sewell.

1:30 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Lu Blazej, Jim Nixon, Alison Kendall, Andy Blauvelt, Larry Badiner, Gerald Green, Martha Kessler and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.262S (SKIFFER)
980 and 996 INNES STREET and 401 HAWES STREETS, Lots 9, 10 and 11 in Assessor's Block 4646: Review for consistency with the Master Plan and the Planning Code of the proposed merger of three lots into one lot.
(Continued from Regular Meeting of September 27, 1990)
(Proposed for continuance indefinitely)

CONTINUED INDEFINITELY VOTE: 7-0

2. 90.041EC (GREEN)
5440-5454 MISSION STREET, north side between Foote and Ottawa Avenues; Lot 1A & 4, in Assessor's Block 7044A -- Request for Conditional Use authorization to expand an existing Large Fast Food Restaurant (as defined by Section 790.90 of the Planning Code) and to develop a lot in excess of 10,000 square feet in area within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to expand the existing dining area of the restaurant increasing the total gross floor area from approximately 1,247 square feet to approximately 1,957 square feet and expanding the existing parking by creating a new parking lot on 5440 Mission Street (Lot 1A) adjacent to 5454 Mission Street. The amount of parking will increase from 21 spaces to 36 spaces, and the expanded restaurant including parking will now occupy a total site area of approximately 26,199 square feet.
(Proposed for continuation to November 29, 1990)

CONTINUED TO NOVEMBER 29, 1990 VOTE: 7-0

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA #017-026)

Speaker: Jenniffer Spangler, Art House
re: Presidio--a day-long seminar.

C. COMMISSIONERS' QUESTIONS AND MATTERS (TAPE: IA #630-699)

COMMISSIONER BIERMAN RAISED CONCERNS ABOUT THE NOTICE TO THE PUBLIC THAT WILL APPEAR IN THE COMMISSION CALENDAR FOR NOVEMBER 8, 1990, REGARDING THE PROPOSED PREDIDIO TOUR OF DECEMBER 6. STAFF WILL CHANGE LANGUAGE THAT REQUIRES A DEADLINE FOR PUBLIC RESPONSE.

D. DIRECTOR'S REPORT (TAPE: IA #209-589)

*. DEAN MACRIS ANNOUNCED A NEW PILOT PROGRAM STARTING IN THE DEPARTMENT--NEIGHBORHOOD BASED PLANNING. THE MISSION DISTRICT WILL BE THE FOCUS OF THIS FIRST PROGRAM. MS. ANGELICA CHIONG OF STAFF WAS THE PLANNER CHOSEN TO HEAD THIS NEW EFFORT.

3. 89.621D (PASSMORE)
20 BEAVER STREET

RE: PROTECTION OF A LARGE PALM TREE ON THE PROPERTY--JIM NIXON OF STAFF REPORTED THAT IT IS VERY DIFFICULT TO ACQUIRE A BOND FOR THE PROTECTION OF A TREE. A LETTER OF CREDIT WILL BE USED INSTEAD, WHICH TECHNICALLY CHANGES THE CONDITIONS OF APPROVAL, AND A NEW NOTICE OF SPECIAL RESTRICTION WILL BE REQUIRED TO PROTECT THE TREE FOR FIVE YEARS EVEN IF THE PROPERTY IS SOLD. COMMISSIONER MORALES CLARIFIED THAT ALTHOUGH THE MEANS TO PROTECT THE TREE HAVE CHANGED, AN ACTION TO PROTECT THE TREE IS STILL BEING CARRIED OUT.

4. (KENDALL)
Review of revised planning guidelines for the Presidio which are proposed for adoption by the Golden Gate National Recreation Area Advisory Commission at their November 14th public meeting.

MS. ALISON KENDALL OF STAFF GAVE A PRESENTATION ON THE REVISED GUIDELINES FOR THE PRESIDIO. COMMISSIONER ENGMANN COMMENTED THAT ALTHOUGH HE REALIZES THAT THE GUIDELINES ARE VERY BROAD AND GENERAL,

Revised Planning Guidelines for the Presidio continued

HE HAS THE FEELING THAT THE PRESIDIO WAS BEING PLANNED AS AN ISLAND, UNMINDFUL OF ITS SURROUNDINGS. HE SUGGESTED THAT PLANNING FOR THE PRESIDIO SHOULD BE CONSISTENT WITH THE USES AND NEEDS OF ITS SURROUNDING NEIGHBORHOODS. COMMISSIONER BIERMAN COMMENTED THAT SHE FELT IT VERY IMPORTANT THAT THE COMMISSION EXPRESS INTEREST IN THESE EARLY STAGES OF PRESIDIO PLANNING, AND THAT POSSIBLY THE COMMISSION SHOULD BE REPRESENTED AT THE MEETING OF NOVEMBER 14th. DEAN MACRIS SUGGESTED THAT HE DRAFT A LETTER FOR THE COMMISSION'S REVIEW INDICATING THEIR GENERAL ENDORSEMENT OF THE GUIDELINES, BUT REMIND THEM THAT THE CITY AND COUNTY OF SAN FRANCISCO SURROUNDS THEM, THAT A SPECIFIC PLANNER FROM THE DEPARTMENT HAS BEEN ASSIGNED TO WORK ON PRESIDIO PLANNING, AND THAT SPECIAL CONSIDERATION/RECOGNITION SHOULD BE GIVEN TO NEEDS AND USES SURROUNDING THIS AREA. MR. MACRIS ALSO OFFERED TO REPRESENT THE COMMISSION AT THE NOVEMBER 14th MEETING OF THE GOLDEN GATE NATIONAL RECREATION AREA ADVISORY COMMISSION.

5. (SCOTT)

Preliminary Draft of Inclusionary Affordable Housing Policy

MR. PASSMORE REPORTED THAT STAFF WAS NOT YET READY TO GIVE A PRESENTATION ON THIS POLICY, BUT WOULD IN FACT BE PREPARED BY NOVEMBER 29, 1990. THE PRESENTATION WAS CONTINUED TO THAT DATE. NO VOTE WAS REQUIRED.

*. RE: NOB HILL SPECIAL USE DISTRICT. ON OCTOBER 25, 1990, THE COMMISSION PASSED A RESOLUTION TO AMEND SECTION 238 OF THE CITY PLANNING CODE RELATING TO EATING AND DRINKING USES, PRIVATE CLUBS, CONVERSION OF DWELLING UNITS TO TOURIST OR TRANSIENT OR NON-RESIDENTIAL USE, AND COMMERCIAL OFFICE USE IN THE NOB HILL SPECIAL USE DISTRICT. MR. PASSMORE REPORTED THAT WHEN THIS AMENDMENT WAS PROPOSED, CONVERSION OF DWELLING UNITS TO TRANSIENT USE WAS INCLUDED BECAUSE THE DEPARTMENT FELT IT HAD NO EFFECTIVE ENFORCEMENT MECHANISM IN PLACE TO OVERSEE IT. SINCE COMMISSION ACTION OF OCTOBER 25th, MR. PASSMORE HAS CONFERRED WITH THE CITY ATTORNEY'S OFFICE AND HAS BEEN INFORMED THAT THAT OFFICE NOW FEELS THEY HAVE AN EFFECTIVE MECHANISM TO ENFORCE THIS ISSUE. THE CITY ATTORNEY'S OFFICE FEELS THAT COMMISSION ACTION, AS IT RELATES TO CONVERSION OF DWELLING UNITS TO TRANSIENT USE WAS INAPPROPRIATE. MR. PASSMORE STATED THAT ACCORDING TO ROBERT'S RULE OR ORDER, THE COMMISSION COULD RESCIND ITS VOTE FROM THE LAST MEETING, AND HE REQUESTED THAT THEY DO SO IN ORDER TO CORRECT THE ORDINANCE BEFORE BEING SENT TO THE BOARD OF SUPERVISORS FOR REVIEW. BOTH COMMISSIONERS BIERMAN AND MORALES EXPRESSED FEELINGS ON THE NEED TO RESCIND A COMMISSION ACTION, AND THE AMOUNT OF TIME THE PEOPLE CONCERNED/INVOLVED HAVE ALREADY PUT INTO THIS MATTER. COMMISSIONER BIERMAN DIRECTED STAFF TO NOTIFY THE PARTIES INVOLVED IMMEDIATELY.

THE COMMISSION PASSED A MOTION TO RESCIND ITS VOTE OF OCTOBER 25, 1990, AS IT RELATED TO CASE NO. 89.411ET, AMENDING SECTION 238 OF THE CITY PLANNING CODE RELATING TO EATING AND DRINKING USES, PRIVATE CLUBS, CONVERSION OF DWELLING UNITS TO TOURIST OR TRANSIENT OR NON RESIDENTIAL USE, AND COMMERCIAL OFFICE USE IN THE NOB HILL SPECIAL USE DISTRICT.

CONTINUED TO NOVEMBER 29, 1990 VOTE: 7-0

*. OCEAN BEACH--PARCEL 4. MR. PASSMORE, AS THE ZONING ADMINISTRATOR HAS DETERMINED THAT THE PROJECT SPONSOR CAN FILE AN APPLICATIO MODIFYING THEIR PREVIOUSLY APPROVED PLANS FOR CONDITIONAL USE RATHER THAN FILE A NEW APPLICATION. FEES AND THE HEARING PROCESS WILL REMAIN THE SAME. MR. PASSMORE CLARIFIED THAT THE CONDITIONAL USE THAT COMES BEFORE THE COMMISSION WILL BE A MODIFICATION OF THE ORIGINAL PLAN RATHER THAN A NEW ONE.

*. SAN FRANCISCO STATE UNIVERSITY. MR. LU BLAZEJ OF STAFF REPORTED THAT THE UNIVERSITY IS PLANNING A MAJOR DEVELOPMENT PROGRAM OF ABOUT 250,000 SQUARE FEET. HE REPORTED THAT A NEGATIVE DECLARATION HAD BEEN PREPARED AND THAT THE DEADLINE FOR FILING COMMENTS IS NOVEMBER 11, 1990. MR. BLAZEJ COMMENTED THAT THE DEPARTMENT DOES NOT HAVE AN OFFICIAL ROLE IN THE EIR/NEG. DEC. PROCESS--THAT WE FUNCTION ONLY AS A COMMENTER. HE STATED THAT THE DEPARTMENT HAD CONCERNS ABOUT OFFICE SPACE, HEIGHTS AND SHADOWS.

COMMISSIONER ENGMANN SUGGESTED THAT THE COMMISSION HOLD A HEARING ON THE NEG. DEC. AND SOLICIT COMMENTS FROM THE PUBLIC. IT WAS ALSO SUGGESTED THAT THE DEPARTMENT REQUEST AN EXTENSION OF TIME TO COMMENT ON THE NEG. DEC.

COMMISSIONER MORALES DIRECTED THAT THIS ITEM BE CALENDARED FOR NOVEMBER 8, 1990. COMMISSIONER MORALES ALSO REQUESTED THAT THE COMMISSION RECEIVE COPIES OF THE NEG DEC. HE ALSO REQUESTED A COPY OF A REPORT ON STATE LEGISLATION, PROPOSED DURING LAST SESSION, GIVING LOCALITIES GREATER INPUT INTO THE PLANNING PROCESS OF STATE INSTITUTIONS.

*. DEAN MACRIS STATED THAT ON NOVEMBER 29, 1990, THE COMMISSION WOULD HAVE A HEARING ON THE LONG RANGE DEVELOPMENT PLAN FOR THE UNIVERSITY MED. SCHOOL

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 90.406D (BLAUVELT)
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.
(Continued from Regular Meeting of October 18, 1990)

(TAPE: IA #701-836)
(TAPE: IB #000-141)
VOTE: 5-2

INTENT TO DISAPPROVE
NO: COMMISSIONERS BOLDRIDGE & KARASICK
FINAL LANGUAGE, NOVEMBER 8, 1990
PUBLIC HEARING CLOSED

7. 90.190D (BADINER)
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.
(Continued from Regular Meeting of October 25, 1990)
NOTE: On October 25, 1990, the Commission passed a motion of intent to disapprove the demolition permit by a vote of 7-0.

(TAPE: IB #146-168)
(TAPE: IB #506-537)
DISAPPROVED, MOTION #12061 VOTE: 7-0

8. 90.493C (GREEN)
1201 POLK STREET, northwest corner of Sutter Street, Lot 7, in Assessor's Block 670 -- Request for Conditional Use Authorization to expand the floor area of an existing small self-service restaurant within the Polk Street Neighborhood Commercial District. The proposal is to expand the floor area of the existing restaurant from approximately 600 square feet to approximately 979 square feet and seating for up to 23 persons.
(Continued from Regular Meeting of October 25, 1990)
NOTE: On October 25, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Engmann absent.

(TAPE: IB #172-191)
APPROVED WITH CONDITIONS VOTE: 7-0
MOTION #12059

F. REGULAR CALENDAR

9. (KESSLER)
Consideration of Resolution authorizing the Director of Planning to enter into a Personal Services Contract with Santa Cruz County for the Services of Richard A. Charter for up to $9,000 for the Local Government Coordination Program for offshore and leasing proposals.

(TAPE: IB #194-210)
APPROVED, MOTION #12060 VOTE: 6-0
ABSENT: COMMISSIONER ENGMANN

10. 86.073BX (BADINER)
222 SECOND STREET, southwest corner of Second and Howard Streets, Lots 1, 3 and 4 in Assessor's Block 3735 - Informational presentation of modifications to the project's art and open space. The project was authorized by City Planning Commission Motion Nos. 11686 and 11685 on June 15, 1989 and contains 220,250 square feet of office space. No Commission action is required.

(TAPE: IB #211-378)

Speakers: Peter Gordon - Gensler & Associates, Ned Cowan - artist, Virginia (unknown).
PRESENTATION COMPLETE -- NO ACTION REQUIRED

11. 90.518C (GREEN)
1645 PACIFIC AVENUE, south side between Polk Street and Van Ness Avenue; Lot 13, in Assessor's Block 595 -- Request for Conditional Use Authorization for the replacement of an existing nonconforming use with another nonconforming use as permitted by Section 186.1(c)(3) of the Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to replace an existing auto repair service within an existing two-story building approximately 18,655 square feet (gross) in area with an Electronics Company defined by the Planning Code as a Light Manufacturing Use. The proposed light manufacturing use will occupy the entire building. The project also requires a variance to allow a reduction in the parking requirements. The required number of off-street parking spaces is twelve. The project provides a total of eight only two of which are independently accessible.

CONTINUED TO DECEMBER 6, 1990 VOTE: 7-0

12. 90.518V (GREEN)
1645 PACIFIC AVENUE, south side between Polk Street and Van Ness Avenue; Lot 13 in Assessor's Block 595 in the Polk Street Neighborhood Commercial District.

PARKING VARIANCE SOUGHT: The proposal is to replace an existing nonconforming auto repair service within an existing two-story building with an Electronics Company, defined by the Planning Code as a Light Manufacturing Use. The change in occupancy requires off-street parking. The existing use (as auto repair) meets the parking requirements. However, as a Light Manufacturing Use the two-story building with approximately 18,655 square feet requires twelve (12) off-street parking spaces and there is no space to accommodate this number of spaces. The applicant proposed to provide a total of eight (8) spaces, two (2) of which are independently accessible and six (6) are in tandem.

CONTINUED TO DECEMBER 6, 1990 VOTE: 7-0

13. 90.510T (HOOD)
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors ' determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)

CONTINUED TO NOVEMBER 8, 1990 VOTE: 7-0

14. 90.187D (BERKOWITZ)
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Continued from Regular Meeting of October 25, 1990)

(TAPE: IB #380-499)

Speakers: Ray Smith, David Quyle, Denise La Point.
CONTINUED TO NOVEMBER 29, 1990 VOTE: 7-0

Adjourned: 3:43 p.m.

*ITEMS NOT SCHEDULED ON THE REGULAR CALENDAR

CPC/558

SF
C55
#21
2/6/90

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 6, 1990
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Boldridge, Hu, Morales and Karasick.

ABSENT: Commissioners Engmann and Sewell.

11:00 A.M.

FIELD TRIP: Presidio Tour

The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.

PRESENT: Commissioners Bierman, Boldridge, Hu and Morales.

ABSENT: Commissioners Engmann, Karasick and Sewell.

1:55 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:55 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Irene Nishimura, Mike Berkowitz, Scott Dowdee, David Hood, Jim Miller, Andy Blauvelt and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.047ESP (NISHIMURA)
1265 AND 1269 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 -- Request for authorization of Coastal Zone Permit to demolish a nonconforming warehouse and office building and then to construct a two-story over garage, two-unit residential building on Lot 68 which has a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth, and a two-story over g age, two-unit residential building on Lot 69 having a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth in an RH-2 House, Two-Family) District and within the Coastal Zone.

ITEM 1. continued

90.572D
In addition, a request for Discretionary Review of Building Permit Application No. 9008607 for the proposal to construct a two-story over garage, two unit residential building on Lot 68 will be considered.
(Continued from Regular Meeting of November 15, 1990)
(Proposed for continuance to January 17, 1991)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK AND SEWELL

2. 90.175ET (NISHIMURA)
NEIGHBORHOOD COMMERCIAL DISTRICTS located citywide - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1994.
(Continued from Regular Meeting of November 15, 1990)
(Proposed for continuance to January 17, 1991)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK AND SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #046-064)

Speaker: Edith McMillian
re: Presidio Tour

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

1645 PACIFIC AVENUE (Robert Passmore)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

3. 90.242D (BERKOWITZ)
2551-2557 MISSION STREET, east side between 21st and 22nd Streets, Lot 23 in Assessor's Block 3615 - Discretionary Review of Building Permit Application No. 9002283 for the DEMOLITION OF A THEATER in an NC-3 (Moderate-Scale Neighborhood Commercial) district.
(Continued from Regular Meeting of November 29, 1990)
NOTE: ON NOVEMBER 29, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION FOR DEMOLITION BY A VOTE OF 6-0 WITH COMMISSIONER ENGMANN ABSENT.

(TAPE: IA: #080-155)
DISAPPROVED, MOTION #12086 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK & SEWELL

F. REGULAR CALENDAR

4. (SCOTT)
Consideration of guidelines implementing the Master Plan Policy regarding inclusion of affordable housing units in certain housing projects.
(Continued from Regular Meeting of November 29, 1990)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK & SEWELL

5. 90.510T (HOOD)
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)
Continued from Regular Meeting of November 8, 1990)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK & SEWELL

KARASICK ARRIVED
COMMISSION RECESSED FROM 2:10 TO 2:18 p.m.

6. 90.033C (MILLER)
2222 BROADWAY, north side between Webster and Fillmore Streets, with additional frontage on Vallejo Street, Lots 1, 23 and 24 in Assessor's Block 564 -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for construction of a new 12,500-square-foot GYMNASIUM COMPLEX for a consortium of private elementary and secondary schools (Schools of the Sacred Heart), requiring modification of the City Planning Code standards for REAR YARDS, in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.

(TAPE: IA: #162-718)
(TAPE: IB: #640-660)

Speakers: Sister Ann Conroy, Piero Patri, Jack Herbert, Jeniffer McCallaugh, Christian Delacruze, Cambridge Rebar, Ryan Jones, Dean Freesly.
INTENT TO APPROVE WITH CONDITIONS VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN AND SEWELL
CONTINUED TO DECEMBER 13, 1990 FOR FINAL LANGUAGE
PUBLIC HEARING CLOSED

7. 90.585D (BLAUVELT)
865 WISCONSIN STREET, east side between 22nd and 23rd Streets, Lot 61 in Assessor's Block 4162 -- Request for Discretionary Review of Building Permit Application No. 9016979 to raise an existing one-story building by approximately 4 feet, adding a second story, to shift the building sideways by one to two feet, construct new foundations, and enlarge horizontally and alter the existing floor of a single-family dwelling in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review)
b) Discretionary Review hearing

(TAPE: IA: #749-832)
(TAPE: IB: #000-010)

NO D.R. VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN AND SEWELL

8. 90.519U (BERKOWITZ)
2070 GREEN STREET, north side between Webster and Buchanan Streets, Lot 12A in Assessor's Block 541 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8815892 for the construction of a third story addition and a rear yard extension to a two family house in an RH-2 (House, Two-Family) district.

CONTINUED TO JANUARY 31, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS ENGMANN, KARASICK AND SEWELL

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:00 P.M.

9. 90.610D (BERKOWITZ)
1255 SILLIMAN STREET, south east corner at Yale Street, Lot 35 in Assessor's Block 5937 - Request for Discretionary Review of Building Permit Application No. 9016023 for the construction of a rear yard deck in an RH-1 (House, One Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IB: #012-281)
Speakers: Generoso Caparas, Rose Caparas, Frank Rosarrio, owner, Aurora Rasarriro, owner, Donna O'Niel.
NO D.R. VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN & SEWELL

10. 90.531D (BERKOWITZ)
419 HILL STREET, southside between Noe and Sanchez Streets, Lot 51 in Assessor's Block 3621 - Request for Discretionary Review of Building Permit Application No. 9010259 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

WITHDRAWN

11. 90.522D (BERKOWITZ)
300 HILL STREET, north west corner at Church Street, Lot 5 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 8917695 for the construction of a roof top solarium in an RM-1 (Mixed Residential, Low Density) district.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IB: #282-635)
Speakers: Howard Schapero, William Duke, project sponsor, Charleen Duke, project sponsor, Scott Ellsworth, rep. of project sponsor.
NO D.R. VOTE: 5-0
ABSENT: COMMISSIONERS ENGMANN & SEWELL

Adjourned: 4:56 p.m.

CPC:623

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12/13/90

SUMMARY
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 13, 1990
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Hu, Morales and Karasick.

ABSENT: Commissioners Boldridge, Engmann and Sewell.

1:45 P.M.

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MORALES AT 1:45 p.m.

STAFF IN ATTENDANCE: Dean Macris - Director of Planning, Robert Passmore - Zoning Administrator, Inge Horton, Gerald Green, Catherine Bauman, Eva Liebermann, Andy Blauvelt, Vincent Marsh, Dave Feltham, Jim Miller, Martha Kessler, Paul Deutsch, Paul Lord, Larry Badiner, Gene Coleman and Linda Avery - Administrative Secretary.

A. ITEMS TO BE CONTINUED

1. 90.539Z (HORTON)
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. The proposed ordinance with a listing of all affected properties identified by Assessor's Block and Lot number as well as maps are available at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of November 29, 1990)
(Proposed to be continued to January 17, 1991)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

2. 90.701C (GREEN)
1700 HAIGHT STREET, northwesterly corner at Cole Street; Lot 7 in Assessor's Block 1229 -- Request for Conditional Use Authorization to modify a previously approved project as authorized under City Planning Commission Motion No. 11148 to allow a single tenant over 2,500 square feet in size within the Haight Street Neighborhood Commercial District. The proposal is to alter the conditions of approval as set forth in City Planning Commission Motion No. 11148 by 1) replacing the previously authorized tenant (Thrifty Jr. Drugstore)

ITEM 90.701C continued

with a new tenant (Goodwill Industries), 2) modifying the amount and type of allowed signage, 3) reducing the hours of operation for the new tenant, and 4) reducing the number of separate sidewalk commercial tenant spaces from two to one.
(Proposed to be continued to January 17, 1991)

CONTINUED TO JANUARY 17, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

3. 88.643E (BAUMAN)
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.
(Continued from regular meeting of November 15, 1990)
(Proposed to be continued to February 7, 1991.)

CONTINUED TO FEBRUARY 7, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

4. 88.643M (LIEBERMANN)
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.
(Continued from regular meeting of November 15, 1990)
(Proposed to be continued to February 7, 1991.)

CONTINUED TO FEBRUARY 7, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

5. 90.647D (BLAUVELT)
340 LOMBARD STREET, north side between Grant Avenue and Kearny Street, Lot 25 in Assessor's Block 61 -- Request for Discretionary Review of Building Permit Application No. 9012216 to expand a partial third story, eliminate one dwelling unit, construct underground parking for four cars, build a garage/driveway entrance at the front of the lot, and significantly alter the existing floors of an existing three-story, four-unit building in an RH-3 (House, Three-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing
(Proposed to be continued to February 7, 1991.)

CONTINUED TO FEBRUARY 7, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

6. 90.615U (BLAUVELT)
1751 - 33RD AVENUE, west side between Noriega and Moraga Streets, Lot 13 in Assessor's Block 2016 -- Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9005690 to add a one-story addition, with roof deck on top, at the rear of an existing single-family dwelling, in an RH-1 (House, One-Family) District.
(Proposed to be continued to February 7, 1991.)

CONTINUED TO FEBRUARY 7, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

7. 89.543L (MARSH)
BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.
(Continued from Regular Meeting of October 11, 1990)
(Proposed to be continued to January 24, 1991.)
NOTE: ON JUNE 7, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE BY A VOTE OF 6-0, COMMISSIONER SEWELL ABSENT.

CONTINUED TO JANUARY 24, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

(TAPE: IA: #000-070)

Speaker: John Bardis
re: Mission Bay

C. COMMISSIONERS' QUESTIONS AND MATTERS

None

D. DIRECTOR'S REPORT

8. (FELTHAM)
Presentation by Transportation Management Association of San Francisco (TMA) regarding 1990 activities and Status Report, and Consideration of a Resolution reendorsing the TMA as a central agency for Transportation Management Programs in the downtown and approving a new TMA Work Program.

CONTINUED TO JANUARY 24, 1991 VOTE: 4-0
ABSENT: COMMISSIONERS BOLDRIDGE, ENGMANN & SEWELL

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

*9. 89.105EC (MILLER)
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 108 (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.
(Continued from Regular Meeting of November 15, 1990)
NOTE: ON NOVEMBER 15, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0 WITH COMMISSIONER ENGMANN ABSENT.

(TAPE: IB: #578-836)
(TAPE: IIA: #000-230)
APPROVED WITH CONDITIONS VOTE: 5-0
MOTION #12089
EXCUSED: COMMISSIONER ENGMANN
ABSENT: COMMISSIONER SEWELL

*ITEM CALLED & HEARD AFTER #10

**10. 90.033C (MILLER)
2222 BROADWAY, north side between Webster and Fillmore Streets, with additional frontage on Vallejo Street, Lots 1, 23 and 24 in Assessor's Block 564 -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for construction of a new 12,500-square-foot GYMNASIUM COMPLEX for a consortium of private elementary and secondary schools (Schools of the Sacred Heart), requiring modification of the City Planning Code standards for REAR YARDS, in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 6, 1990)
NOTE: ON DECEMBER 6, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0 WITH COMMISSIONERS ENGMANN & SEWELL ABSENT.

ITEM 90.033C continued

(TAPE: IB: #545-570)
APPROVED WITH CONDITIONS VOTE: 4-0
MOTION #12088
ABSENT: COMMISSIONERS BOLDRIDGE, KARASICK & SEWELL

**HEARD AFTER ITEM #12

F. REGULAR CALENDAR

COMMISSIONER BOLDRIDGE ARRIVED AT 1:55 p.m.

11. (KESSLER)
Consideration of Resolution Authorizing the Director of Planning to Submit a Supplemental Appropriation Request for $737,860 to come from the Downtown Park Fund. The $737,860 is to be transferred to the San Francisco Transportation Authority for reimbursement of funds advanced by the Authority for the Acquisition of Land for the Rincon Point Park.

(TAPE: IA: #080-125)
APPROVED VOTE: 5-0
MOTION #12087
ABSENT: COMMISSIONERS ENGMANN & SEWELL

12. 89.122E (DEUTSCH)
EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED MASONRY BUILDINGS (UMBs): PROGRAM ALTERNATIVES. Public hearing on the Draft Environmental Impact Report (EIR) for City and County of San Francisco consideration of alternative approaches to reducing earthquake-related life safety hazards associated with approximately 2000 privately owned UMBs.

(TAPE: IA: #128-834)
(TAPE: IB: #000-540)
Speakers: Kathy (last name unknown), Mark Riser, Bill Secour, Thomas Lile, Charles Gill, Don (last name unknown), Ken Fu (last name unknown), Joe Kanfman, Meling Yam, Robert Bossi, Sara Carmkur, Eliane (last name unknown), Nancy Russell, Bill Marconni, Michael Homery, John Bardis, Joe O'Donohue, Harry Chong, Mike Page, Bart Murphy.
CONTINUED TO FEBRUARY 7, 1991 VOTE: 6-0
ABSENT: COMMISSIONER SEWELL
COMMISSIONER ENGMANN ARRIVED AT 2:10 p.m.

13. (LORD)
Presentation and discussion of Employment Brokerage Services, as per Section 164 of the Planning Code.
(Continued from Regular Meeting of November 29, 1990)

(TAPE: IIA: #240-265)
PRESENTATION COMPLETE - NO ACTION REQUIRED.

14. 89.121TZ (HORTON)
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - Hearing on Procedures: Notice, Permit Application, Permit Review. The text of the staff proposal on Procedures for discussion will be available on December 6, 1990 and thereafter at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.
(Continued from Regular Meeting of November 29, 1990)

(TAPE: IIA: #270-837)
(TAPE: IIB: #000-839)
(TAPE: IIIA: #000-053)

Speakers: John Bardis, Joe O'Donohue, Edith McMillian, Dorice Murphy, Jerry Klein, Mary Ann Miller, Jean MarCucchi, Dennis Antinori, Harold Write, Wayne Rieke, John Woodford, John Sluseuyer, Alice Barkley, Jannet Carpanelli, Margarat Seigal.
CONTINUED TO JANUARY 17, 1991 VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

4:00 P.M.

15. 90.239EXHK (BADINER)
400 POST STREET, aka 421 Powell Street, northwest corner of Post and Powell Streets, Lot 6 in Assessor's Block 296: Request for Determinations of Compliance and Exceptions pursuant to Planning Code Section 309 and a Permit to Alter for the renovation of an existing Category IV Contributory retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The project would require an exceptions from the freight loading requirements pursuant to Planning Code Section 161. The proposal is to renovate and convert the entire structure to a multi-tenant retail building by replacing structural elements, modifying the floor levels, inserting an additional floor level and expanding the rear portions of the upper floors.

(TAPE: IIIA: #056-341)

Speakers: Jim Tanner, William Coblentz, Virginia Conway.
APPROVED WITH CONDITIONS VOTE: 6-0
MOTION #12090
ABSENT: COMMISSIONER SEWELL

16. 90.639D (COLEMAN)
649 - 42nd AVENUE, Lot 4 in Assessor's Block 1585 -- Request for Discretionary Review of Building Permit Application No. 9015626 for the legalization of a side addition to the kitchen and a rear yard deck, built without permits, and the addition of a sauna room at the ground floor in a single-family dwelling in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIIA: #351-679)
Speakers: Chin Tsui, Jerry Klein, Igor Doctorovich.
NO D.R. VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

17. 90.646D (COLEMAN)
474 - 29TH STREET, Lot 21 in Assessor's Block 6620 -- Request for Discretionary Review of Building Permit Application No. 9013771 for a 2nd story addition and a one-story rear extension to an existing one story, over garage single-family dwelling in an RH-2 (House, Two-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review Hearing

(TAPE: IIIA: #693-838)
(TAPE: IIIB: #000-312)
Speakers: Mark Horton, Carolyn Ritchie, John Klein, Betty Winestein, Julian Blair, John Faletta, Mark Pierce, Kevin Meyer, Chris Ahn, Karen Hossbaletta
NO D.R. VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

18. 90.579D (BLAUVELT)
517 PRENTISS STREET, east side between Tompkins and Ogden Streets, Lot 28 in Assessor's Block 5729 -- Request for Discretionary Review of Building Permit Application No. 9016597 to construct a new two-story, single-family dwellings, rising 22.5 feet above street grade, after demolition of an uninhabited, one-story, single-family dwelling in an RH-1 (House, One-Family) District.
a) Consideration of Discretionary Review
b) Discretionary Review hearing

CONTINUED TO FEBRUARY 7, 1991 VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

5:00 P.M.

***19. 89.126ECS (GREEN)
Northeast corner of Bayshore Boulevard and Hester Avenue, and south and adjacent to 2011 Bayshore Boulevard. (Bayside Motor Inn); Lots 12, 13, 14 and 15, in Assessor's Block 5054A -- Request for Conditional Use Authorization to develop the existing lots as a PLANNED UNIT DEVELOPMENT within an NC-S (Neighborhood Commercial Shopping Center) District. The proposal is to construct 40 buildings

ITEM 89.126ECS continued

containing a maximum of 80 dwelling units on a site approximately 1.99 acres (86.713.21 square feet) in size. The project also proposes construction of a new private road to serve 22 of the 40 buildings. The proposed planned unit development requires exceptions to the City Planning Code for: a) minimum lot size, b) usable open space, and c) rear yard setbacks. The application also includes a subdivision request to create 40 lots, one for each new building. Also, the project potentially involves reclassification of the existing zoning of the project site. See reverse side of this sheet for description.

(TAPE: IIIB: #320-837)
(TAPE: IVA: #000-836)
(TAPE: IVB: #000-390)

Speakers: Tom Jones, Kirk Miller, Bobby Sue Hood, Harry O'Brien, Mr. Reveria, Mr. Mah, Richard Lucas, Don Verton, Harold Brooks, Margaret Vergis, Irene Osborn, Elliolt (last name unknown), Keith Conser.
CONTINUED TO JANUARY 24, 1991 VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

***20. 89.126EZ (GREEN)

Northeast corner of Bayshore Boulevard and Hester Avenue, south of and adjacent to 2011 Bayshore Boulevard (Bayside Motor Inn); Lots 12, 13, 14 and 15, in Assessor's Block 5054A -- Consideration of a Zoning Map amendment to reclassify the above lots from NC-S (Neighborhood Commercial Shopping Center) district to an RH-1 (House, One Family) district, or an RH-1(S) House, One Family with minor second unit) district, or an RH-2 (House, Two Family) district, or an RH-3 (House, Three Family) district or an RM-1 (Mixed Residential, Low Density) district. This proposed amendment of the Zoning Map for reclassification is in conjunction with Planning Commission consideration of an application for PLANNED UNIT DEVELOPMENT, and SUBDIVISION of the same project site as described above.

(TAPE: IIIB: #320-837)
(TAPE: IVA: #000-836)
(TAPE: IVB: #000-390)

Speakers: Tom Jones, Kirk Miller, Bobby Sue Hood, Harry O'Brien, Mr. Reveria, Mr. Mah, Richard Lucas, Don Verton, Harold Brooks, Margaret Vergis, Irene Osborn, Elliolt (last name unknown), Keith Conser.
CONTINUED TO JANUARY 24, 1991 VOTE: 6-0
ABSENT: COMMISSIONER SEWELL

***ITEMS CALLED & HEARD TOGETHER

Adjourned: 10:07 p.m.

CPC:624

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